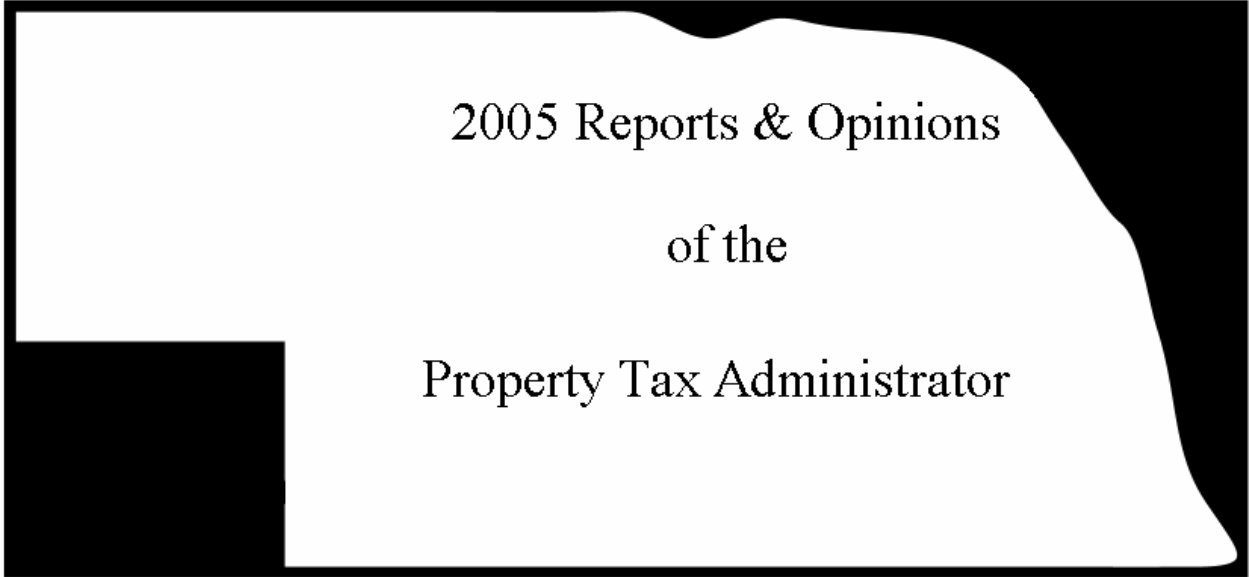


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# NEBRASKA DEPARTMENT OF



2005 Reports & Opinions

of the

Property Tax Administrator

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## PROPERTY ASSESSMENT AND TAXATION

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for

**Thayer County**  
**85**

2005 Equalization Proceedings  
before the  
Tax Equalization and Review Commission

April 2005

## Preface

Nebraska law provides the requirements for the assessment of real property for the purposes of property taxation. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniform and proportionate upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is eighty percent of actual value. Neb. Rev. Stat. §77-201 (1) and (2) (R.S. Supp. 2004). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance and equity of the property tax imposed by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp. 2004) requires that all classes of real property, except agricultural land, be assessed between ninety-two and one hundred percent of actual value; the class of agricultural land be assessed between seventy-four and eighty percent of actual value; and, the class of agricultural land receiving special valuation be assessed between seventy-four and eighty percent of its special value and recapture value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Property Assessment and Taxation, hereinafter referred to as the Department, under the direction of the Property Tax Administrator, is annually responsible for analyzing and measuring the assessment performance of each county. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2004):

[T]he Property Tax Administrator shall prepare statistical and narrative reports informing the [Tax Equalization and Review Commission] of the level of value and the quality of assessment of the classes and subclasses of real property in the state and certify his or her opinion regarding the level of value and quality of assessment in each county.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator’s opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all

the data provided by the county assessor and gathered by the Department regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Tax Equalization and Review Commission, hereinafter referred to as the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

Finally, the Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Department. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

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### Residential Real Property - Current

<b>Number of Sales</b>	<b>166</b>	<b>COD</b>	<b>17.96</b>
Total Sales Price	5,600,535	<b>PRD</b>	<b>106.43</b>
Total Adj. Sales Price	5,671,947	COV	39.57
Total Assessed Value	5,613,755	STD	41.68
Avg. Adj. Sales Price	34,168	Avg. Abs. Dev.	17.71
Avg. Assessed Value	33,818	Min	28.00
<b>Median</b>	<b>98.58</b>	Max	369.69
Wgt. Mean	98.97	95% Median C.I.	97.63 to 99.42
Mean	105.33	95% Wgt. Mean C.I.	96.44 to 101.51
		95% Mean C.I.	98.99 to 111.67
% of Value of the Class of all Real Property Value in the County			17.2
% of Records Sold in the Study Period			5.97
% of Value Sold in the Study Period			6.69
Average Assessed Value of the Base			30,181

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2005</b>	<b>166</b>	<b>98.58</b>	<b>17.96</b>	<b>106.43</b>
<b>2004</b>	181	99.17	8.55	102.64
<b>2003</b>	216	99	15.25	107.18
<b>2002</b>	220	99	15.7	108.77
<b>2001</b>	234	98	13.45	101.07

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### Commercial Real Property - Current

<b>Number of Sales</b>	<b>51</b>	<b>COD</b>	<b>26.89</b>
Total Sales Price	2,060,000	<b>PRD</b>	<b>115.34</b>
Total Adj. Sales Price	2,026,600	COV	55.50
Total Assessed Value	1,848,324	STD	58.39
Avg. Adj. Sales Price	39,737	Avg. Abs. Dev.	26.36
Avg. Assessed Value	36,242	Min	9.31
<b>Median</b>	<b>98.00</b>	Max	455.67
Wgt. Mean	91.20	95% Median C.I.	92.45 to 101.25
Mean	105.20	95% Wgt. Mean C.I.	84.30 to 98.10
		95% Mean C.I.	89.17 to 121.22
% of Value of the Class of all Real Property Value in the County			6.39
% of Records Sold in the Study Period			9.5
% of Value Sold in the Study Period			5.93
Average Assessed Value of the Base			58,025

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
<b>2005</b>	<b>51</b>	<b>98.00</b>	<b>26.89</b>	<b>115.34</b>
<b>2004</b>	44	99.01	39.06	124.92
<b>2003</b>	52	95	33.45	119.83
<b>2002</b>	47	94	29.22	115.13
<b>2001</b>	54	99	16.44	105.29

## 2005 Commission Summary

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### Agricultural Land - Current

<b>Number of Sales</b>	<b>72</b>	<b>COD</b>	<b>18.85</b>
Total Sales Price	11,544,753	<b>PRD</b>	<b>104.02</b>
Total Adj. Sales Price	11,485,728	COV	23.15
Total Assessed Value	8,542,454	STD	17.91
Avg. Adj. Sales Price	159,524	Avg. Abs. Dev.	14.56
Avg. Assessed Value	118,645	Min	42.48
<b>Median</b>	<b>77.25</b>	Max	115.76
Wgt. Mean	74.37	95% Median C.I.	71.24 to 81.54
Mean	77.36	95% Wgt. Mean C.I.	69.62 to 79.13
		95% Mean C.I.	73.23 to 81.50
% of Value of the Class of all Real Property Value in the County			76.41
% of Records Sold in the Study Period			2.37
% of Value Sold in the Study Period			0.03
Average Assessed Value of the Base			122,566

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2005</b>	<b>72</b>	<b>77.25</b>	<b>18.85</b>	<b>104.02</b>
<b>2004</b>	89	77.04	16.99	103.62
<b>2003</b>	78	75	14.57	105.31
<b>2002</b>	72	74	14.13	106.93
<b>2001</b>	69	74	20.39	104.58



## **2005 Opinions of the Property Tax Administrator for Thayer County**

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Pursuant to Neb. Rev. Stat. Section 77-5027 (R.S. Supp. 2004), my opinions are stated as a conclusion of the knowledge of all factors known to me based upon the assessment practices and statistical analysis for this county. While I rely primarily on the median ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the Reports and Opinions. While I rely primarily on the performance standards issued by the IAAO for the quality of assessment, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Thayer County is 99% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Thayer County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Thayer County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Thayer County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Thayer County is 77% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Thayer County is in compliance with generally accepted mass appraisal practices.

Dated this 11th day of April, 2005.



  
Catherine D. Lang  
Property Tax Administrator

## 2005 Correlation Section for Thayer County

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### Residential Real Property

#### I. Correlation

Thayer: RESIDENTIAL: Analysis of the following tables demonstrates that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Thayer County has utilized a reasonable percentage of the available sales. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. Adjustments to subclasses in the town of Hebron and increases to rural residential properties represent the difference between the preliminary and final R&O statistics. Of the three measures of central tendency, the median ratio and weighted mean ratio are within the acceptable range. The mean is outside the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. Although these quality statistics have lowered since a preliminary analysis was done, they do not support assessment uniformity or assessment vertical uniformity. The statistics represented in each table demonstrate that the county has achieved an acceptable level of value, and it is best represented by the median measure of central tendency.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>304</b>	<b>284</b>	<b>285</b>	<b>284</b>	<b>276</b>
<b>Qualified Sales</b>	<b>246</b>	<b>232</b>	<b>216</b>	<b>181</b>	<b>166</b>
<b>Percent Used</b>	<b>80.92</b>	<b>81.69</b>	<b>75.79</b>	<b>63.73</b>	<b>60.14</b>

Thayer: RESIDENTIAL: A brief review of the percent utilization of total sales indicates that historically the utilization percentage has decreased along with the number of total sales available. It should be considered that the county has used a reasonable percentage of qualified sales for measurement.

**2005 Correlation Section  
for Thayer County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio**

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

**Adjusting for Selective Reappraisal**

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>98</b>	<b>0.45</b>	<b>98.44</b>	<b>98</b>
<b>2002</b>	<b>95.95</b>	<b>5.68</b>	<b>101.4</b>	<b>99</b>
<b>2003</b>	<b>98</b>	<b>7.94</b>	<b>105.78</b>	<b>99</b>
<b>2004</b>	<b>99.16</b>	<b>-0.78</b>	<b>98.39</b>	<b>99.17</b>
<b>2005</b>	<b>98.35</b>	<b>2.51</b>	<b>100.82</b>	<b>98.58</b>

Thayer: RESIDENTIAL: The profile of the trended preliminary median and final Reports and Opinion

## 2005 Correlation Section for Thayer County

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median indicates a two point difference if rounded to the nearest whole number. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

#### **Comparison of Average Value Changes**

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>7.84</b>	<b>2001</b>	<b>45</b>
<b>13.56</b>	<b>2002</b>	<b>5.68</b>
<b>11.11</b>	<b>2003</b>	<b>7.94</b>
<b>4.28</b>	<b>2004</b>	<b>-0.78</b>
<b>5.71</b>	<b>2005</b>	<b>2.51</b>

Thayer: RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is relatively similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.58</b>	<b>98.97</b>	<b>105.33</b>

Thayer: RESIDENTIAL: Of the three measures of central tendency, the median ratio and weighted mean ratio are within the acceptable range. The mean is outside the acceptable range.

## **VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.96</b>	<b>106.43</b>
<b>Difference</b>	<b>2.96</b>	<b>3.43</b>

Thayer: RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. Although these quality statistics improved since the preliminary statistics, they do not support assessment uniformity or assessment vertical uniformity.

**2005 Correlation Section  
for Thayer County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>166</b>	<b>166</b>	<b>0</b>
<b>Median</b>	<b>98.35</b>	<b>98.58</b>	<b>0.23</b>
<b>Wgt. Mean</b>	<b>95.04</b>	<b>98.97</b>	<b>3.93</b>
<b>Mean</b>	<b>106.23</b>	<b>105.33</b>	<b>-0.9</b>
<b>COD</b>	<b>23.11</b>	<b>17.96</b>	<b>-5.15</b>
<b>PRD</b>	<b>111.77</b>	<b>106.43</b>	<b>-5.34</b>
<b>Min Sales Ratio</b>	<b>28.00</b>	<b>28.00</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>350.00</b>	<b>369.69</b>	<b>19.69</b>

Thayer: RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by Thayer County for the 2005 residential class of property. Adjustments to subclasses in the town of Hebron and increases to rural residential properties represent the difference between the preliminary and final R&O statistics.

## 2005 Correlation Section for Thayer County

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### Commerical Real Property

#### I. Correlation

Thayer: COMMERCIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. A review of the sales utilization grid indicates that Thayer County has utilized a reasonable percentage of the available sales. The percent change in assessed value for both sold and unsold properties is somewhat similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. No assessment actions were reported for the commercial class of property in 2005. Table IV indicated a 21.75 point difference between percent change in the total assessed value in the sales file and percent change in total assessed value for the population. A further analysis is necessary to determine the significance of the disparity. Of the three measures of central tendency, only the median ratio is within the acceptable range. The mean and weighted mean are outside the acceptable range. The coefficient of dispersion and price related differential are both outside the acceptable range. Although these quality statistics have lowered since a preliminary analysis was done, they do not support assessment uniformity or assessment vertical uniformity.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>81</b>	<b>62</b>	<b>73</b>	<b>63</b>	<b>73</b>
<b>Qualified Sales</b>	<b>57</b>	<b>47</b>	<b>52</b>	<b>44</b>	<b>51</b>
<b>Percent Used</b>	<b>70.37</b>	<b>75.81</b>	<b>71.23</b>	<b>69.84</b>	<b>69.86</b>

Thayer: COMMERCIAL: Table II is indicative that Thayer County has utilized an acceptable portion of the available sales. This suggests that the measurement of the commercial class of property was done with all available qualified sales.

#### III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio



## 2005 Correlation Section for Thayer County

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

### Adjusting for Selective Reappraisal

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

GlouDEMANS, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>99</b>	<b>-0.14</b>	<b>98.86</b>	<b>99</b>
<b>2002</b>	<b>95.31</b>	<b>3.09</b>	<b>98.26</b>	<b>94</b>
<b>2003</b>	<b>97</b>	<b>-0.29</b>	<b>96.72</b>	<b>95</b>
<b>2004</b>	<b>93.56</b>	<b>-0.21</b>	<b>93.36</b>	<b>99.01</b>
<b>2005</b>	<b>97.17</b>	<b>-1.41</b>	<b>95.8</b>	<b>98.00</b>

Thayer: COMMERCIAL: The profile of the trended preliminary median and final Reports and Opinion median indicates a two point difference if rounded to the nearest whole number. The general

## 2005 Correlation Section for Thayer County

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relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

#### Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudeamans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>12.74</b>	<b>2001</b>	<b>-0.14</b>
<b>22.57</b>	<b>2002</b>	<b>3.09</b>
<b>-3.03</b>	<b>2003</b>	<b>-0.29</b>
<b>0.26</b>	<b>2004</b>	<b>-0.21</b>
<b>20.34</b>	<b>2005</b>	<b>-1.41</b>

Thayer: COMMERCIAL: The percent change to the sales file compared to the percent change in assessed value is significantly dissimilar from one another suggesting unsold properties are treated differently than sold properties. There were no actions taken to this class of property other than pickup work of new and omitted construction. This statistic indicates a further review is necessary.

## **2005 Correlation Section for Thayer County**

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2005 Correlation Section  
for Thayer County**

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	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.00</b>	<b>91.20</b>	<b>105.20</b>

Thayer: COMMERCIAL: The median measure of central tendency is within the acceptable range for a level of value. The mean and weighted mean are both outside the acceptable range.

**VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>26.89</b>	<b>115.34</b>
<b>Difference</b>	<b>6.89</b>	<b>12.34</b>

Thayer: COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. Although these quality statistics have improved since the preliminary statistics, they do not support assessment uniformity or assessment vertical uniformity.

**2005 Correlation Section  
for Thayer County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>51</b>	<b>51</b>	<b>0</b>
<b>Median</b>	<b>97.17</b>	<b>98.00</b>	<b>0.83</b>
<b>Wgt. Mean</b>	<b>85.89</b>	<b>91.20</b>	<b>5.31</b>
<b>Mean</b>	<b>101.90</b>	<b>105.20</b>	<b>3.3</b>
<b>COD</b>	<b>29.02</b>	<b>26.89</b>	<b>-2.13</b>
<b>PRD</b>	<b>118.64</b>	<b>115.34</b>	<b>-3.3</b>
<b>Min Sales Ratio</b>	<b>8.61</b>	<b>9.31</b>	<b>0.7</b>
<b>Max Sales Ratio</b>	<b>455.67</b>	<b>455.67</b>	<b>0</b>

Thayer: COMMERCIAL: The change between the preliminary statistics and the final R&O statistics is dissimilar from the assessment actions reported by the County for the 2005 commercial class of property.

## 2005 Correlation Section for Thayer County

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### Agricultural Land

#### I. Correlation

Thayer: AGRICULTURAL UNIMPROVED: The following tables demonstrate that the statistics and the assessment practices support a level of value within the acceptable range. A review of the sales utilization grid indicates that Thayer County has utilized an acceptable percentage of the available sales. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. Several value adjustments to subclasses represent the difference between the preliminary and final R&O statistics. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property. Of the two quality statistics, only the coefficient of dispersion is within the acceptable range. The price related differential is slightly outside the range. A further analysis revealed that with the hypothetical removal of one high ratio the PRD moved within the acceptable range. The statistics represented in each table demonstrate that the county has achieved an acceptable level of value, and it is best represented by the median measure of central tendency.

#### II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. Section 77-1327 (Reissue 2003) provides that all sales are deemed to be arm's length unless determined otherwise through a sales review conducted under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the sales file. For 2005, the Department did not review the determinations made by the county assessor for real property.

The Standard on Ratio Studies, International Association of Assessing Officials, (1999), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	2001	2002	2003	2004	2005
<b>Total Sales</b>	<b>148</b>	<b>136</b>	<b>129</b>	<b>141</b>	<b>115</b>
<b>Qualified Sales</b>	<b>69</b>	<b>76</b>	<b>82</b>	<b>89</b>	<b>72</b>
<b>Percent Used</b>	<b>46.62</b>	<b>55.88</b>	<b>63.57</b>	<b>63.12</b>	<b>62.61</b>

Thayer: AGRICULTURAL UNIMPROVED: A brief review of the utilization grid prepared indicates that the county has utilized an acceptable, and historically comparable, percentage of the available sales for the development of the qualified statistics. This indicates that the measurement of the agricultural class of property was done as fairly as possible, using all available sales.

**2005 Correlation Section  
for Thayer County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio**

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting five years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

**Adjusting for Selective Reappraisal**

"The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action."

"[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year."

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2001</b>	<b>74</b>	<b>2.17</b>	<b>75.61</b>	<b>74</b>
<b>2002</b>	<b>68.64</b>	<b>6.87</b>	<b>73.36</b>	<b>74</b>
<b>2003</b>	<b>71</b>	<b>6.56</b>	<b>75.66</b>	<b>75</b>
<b>2004</b>	<b>72.49</b>	<b>9.12</b>	<b>79.1</b>	<b>77.04</b>
<b>2005</b>	<b>73.15</b>	<b>3.05</b>	<b>75.38</b>	<b>77.25</b>

Thayer: AGRICULTURAL UNIMPROVED: The profile of the trended preliminary median and final

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Reports and Opinion median indicates a two point difference if rounded to the nearest whole number. The relationship between the two ratios suggests the assessment practices are applied to the sales file and population in a similar manner.

### **IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2005 Preliminary Statistical Reports and the 2005 R&O Statistical Reports, to the percentage change in the assessed value of all real property, by class, reported in the 2005 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2004 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sale file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

#### Comparison of Average Value Changes

"If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity."

Gloudemans, Robert J., Mass Appraisal of Real Property, (International Association of Assessing Officers, 1999), p. 311.

<b>% Change in Total Assessed Value in the Sales File</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0.75</b>	<b>2001</b>	<b>2.17</b>
<b>6.56</b>	<b>2002</b>	<b>6.87</b>
<b>15</b>	<b>2003</b>	<b>6.56</b>
<b>3.76</b>	<b>2004</b>	<b>9.12</b>
<b>2.44</b>	<b>2005</b>	<b>3.05</b>

Thayer: AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.



## **2005 Correlation Section for Thayer County**

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

There are three measures of central tendency calculated by the Department: median ratio, weighted mean ratio, and mean ratio. Because each measure of central tendency has its own strengths and weaknesses, the use of any statistic for equalization should be reconciled, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Because the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (1999). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

## 2005 Correlation Section for Thayer County

	Median	Wgt. Mean	Mean
<b>R&amp;O Statistics</b>	<b>77.25</b>	<b>74.37</b>	<b>77.36</b>

Thayer: AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range, suggesting the median is a reliable measure of the level of value in the county.

### VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237 indicates that a COD of less than 15 suggests that there is good assessment uniformity. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less. Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240 indicates that a PRD of greater than 100 suggests that high value properties are relatively under-assessed. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
<b>R&amp;O Statistics</b>	<b>18.85</b>	<b>104.02</b>
<b>Difference</b>	<b>0</b>	<b>1.02</b>

Thayer: AGRICULTURAL UNIMPROVED: Of the two quality statistics, only the coefficient of dispersion is within the acceptable range. The price related differential is slightly outside the range. A further analysis revealed that with the hypothetical removal of one high ratio the PRD moved within

**2005 Correlation Section  
for Thayer County**

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the acceptable range.

**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>72</b>	<b>72</b>	<b>0</b>
<b>Median</b>	<b>73.15</b>	<b>77.25</b>	<b>4.1</b>
<b>Wgt. Mean</b>	<b>72.61</b>	<b>74.37</b>	<b>1.76</b>
<b>Mean</b>	<b>74.65</b>	<b>77.36</b>	<b>2.71</b>
<b>COD</b>	<b>18.82</b>	<b>18.85</b>	<b>0.03</b>
<b>PRD</b>	<b>102.81</b>	<b>104.02</b>	<b>1.21</b>
<b>Min Sales Ratio</b>	<b>41.60</b>	<b>42.48</b>	<b>0.88</b>
<b>Max Sales Ratio</b>	<b>113.80</b>	<b>115.76</b>	<b>1.96</b>

Thayer: AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by Thayer County for the 2005 agricultural class of property. Several value adjustments to subclasses represent the difference between the preliminary and final R&O statistics.

**2005 County Abstract of Assessment for Real Property, Form 45 Compared with the  
2004 Certificate of Taxes Levied (CTL)**

85 Thayer

	<b>2004 CTL County Total</b>	<b>2005 Form 45 County Total</b>	<b>Value Difference (2005 Form 45 - 2004 CTL)</b>	<b>Percent Change</b>	<b>2005 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	80,666,609	83,901,823	3,235,214	4.01	1,210,100	2.51
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	23,779,515	25,334,031	1,554,516	6.54	*-----	6.54
<b>4. Total Residential (sum lines 1-3)</b>	<b>104,446,124</b>	<b>109,235,854</b>	<b>4,789,730</b>	<b>4.59</b>	<b>1,210,100</b>	<b>3.43</b>
5. Commercial	23,222,619	23,307,662	85,043	0.37	485,253	-1.72
6. Industrial	5,152,113	7,851,767	2,699,654	52.4	2,699,654	0
7. Ag-Farmsite Land, Outbuildings	13,898,080	14,052,771	154,691	1.11	768,933	-4.42
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>42,272,812</b>	<b>45,212,200</b>	<b>2,939,388</b>	<b>6.95</b>	<b>3,934,541</b>	<b>-2.35</b>
<b>10. Total Non-Agland Real Property</b>	<b>146,718,936</b>	<b>154,448,054</b>	<b>7,729,118</b>	<b>5.27</b>	<b>5,163,940</b>	<b>1.75</b>
11. Irrigated	183,835,460	189,314,074	5,478,614	2.98		
12. Dryland	110,477,709	110,132,153	-345,556	-0.31		
13. Grassland	28,854,916	33,585,097	4,730,181	16.39		
14. Wasteland	91,387	91,095	-292	-0.32		
15. Other Agland	92,340	92,340	0	0		
<b>16. Total Agricultural Land</b>	<b>323,351,812</b>	<b>333,214,759</b>	<b>9,862,947</b>	<b>3.05</b>		
<b>17. Total Value of All Real Property</b> (Locally Assessed)	<b>470,070,748</b>	<b>487,662,813</b>	<b>17,592,065</b>	<b>3.74</b>	<b>5,163,940</b>	<b>2.64</b>

\*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	99	COV:	39.57	95% Median C.I.:	97.63 to 99.42
TOTAL Sales Price:	5,600,535	WGT. MEAN:	99	STD:	41.68	95% Wgt. Mean C.I.:	96.44 to 101.51
TOTAL Adj.Sales Price:	5,671,947	MEAN:	105	AVG.ABS.DEV:	17.71	95% Mean C.I.:	98.99 to 111.67
TOTAL Assessed Value:	5,613,755						
AVG. Adj. Sales Price:	34,168	COD:	17.96	MAX Sales Ratio:	369.69		
AVG. Assessed Value:	33,817	PRD:	106.43	MIN Sales Ratio:	28.00		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/02 TO 09/30/02	20	98.08	99.63	100.94	5.87	98.71	81.49	155.28	97.31 to 99.04		40,413	40,791
10/01/02 TO 12/31/02	9	98.62	100.06	99.93	4.21	100.13	90.63	111.63	96.58 to 105.68		28,500	28,478
01/01/03 TO 03/31/03	13	100.00	104.57	98.43	7.82	106.24	91.69	130.35	96.70 to 120.51		32,461	31,952
04/01/03 TO 06/30/03	26	98.67	104.70	99.73	9.91	104.99	81.87	201.60	96.98 to 99.87		38,242	38,139
07/01/03 TO 09/30/03	25	97.23	105.55	99.76	17.43	105.80	54.73	369.69	92.87 to 99.98		35,700	35,615
10/01/03 TO 12/31/03	24	97.14	97.54	96.56	19.59	101.01	28.00	165.00	92.11 to 103.46		16,258	15,700
01/01/04 TO 03/31/04	20	99.50	109.51	101.22	26.83	108.19	43.24	278.21	94.71 to 110.53		41,086	41,588
04/01/04 TO 06/30/04	29	98.75	115.19	95.33	35.04	120.84	46.67	350.00	91.50 to 108.37		37,463	35,712
____Study Years____												
07/01/02 TO 06/30/03	68	98.60	102.57	99.92	7.66	102.65	81.49	201.60	98.00 to 99.55		36,486	36,457
07/01/03 TO 06/30/04	98	97.76	107.25	98.24	25.31	109.18	28.00	369.69	95.88 to 99.98		32,560	31,985
____Calendar Yrs____												
01/01/03 TO 12/31/03	88	98.67	102.97	99.08	14.36	103.93	28.00	369.69	97.08 to 99.55		30,670	30,388
____ALL____												
	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42		34,168	33,817

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	12	95.23	97.42	91.11	11.16	106.92	68.91	145.75	90.63 to 100.81		47,546	43,321
ALEXANDRIA	6	94.93	86.24	91.40	10.85	94.35	61.22	97.20	61.22 to 97.20		10,333	9,445
BELVIDERE	4	93.92	80.60	93.49	17.35	86.21	35.00	99.55	N/A		9,340	8,731
BRUNING	6	102.97	122.78	111.21	40.71	110.41	43.24	278.21	43.24 to 278.21		26,041	28,960
BYRON	6	98.24	100.47	97.15	5.54	103.42	92.23	112.92	92.23 to 112.92		15,283	14,848
CARLETON	4	94.97	92.50	92.78	5.61	99.71	81.49	98.58	N/A		18,250	16,932
CHESTER	8	98.22	105.21	103.46	8.54	101.69	95.88	156.19	95.88 to 156.19		19,364	20,035
DAVENPORT	4	94.20	91.92	92.78	5.32	99.07	81.87	97.41	N/A		20,825	19,321
DESHLER	43	99.15	111.86	98.52	27.32	113.55	46.67	350.00	96.07 to 103.46		24,637	24,271
GILEAD	1	98.21	98.21	98.21			98.21	98.21	N/A		14,000	13,750
HEBRON	67	99.41	107.24	99.59	14.10	107.68	68.84	369.69	98.62 to 100.01		47,520	47,327
HUBBELL	2	60.18	60.18	68.08	53.47	88.40	28.00	92.36	N/A		5,300	3,608
RURAL	3	98.59	114.62	113.45	22.08	101.02	89.97	155.28	N/A		58,333	66,181
____ALL____												
	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42		34,168	33,817

Type: Qualified

State Stat Run

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	151	98.62	105.78	99.37	18.43	106.45	28.00	369.69	97.66 to 99.53	32,625	32,419
2	5	100.00	106.69	100.47	13.48	106.19	90.63	145.75	N/A	21,360	21,461
3	10	95.23	97.94	95.67	13.02	102.37	68.91	155.28	84.59 to 100.81	63,875	61,109
ALL	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	144	98.34	104.21	99.19	13.51	105.06	46.68	369.69	97.41 to 99.33	38,339	38,030
2	22	100.00	112.66	90.91	46.37	123.92	28.00	350.00	54.73 to 122.50	6,866	6,242
ALL	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	163	98.58	105.53	99.06	18.20	106.54	28.00	369.69	97.63 to 99.42	34,493	34,168
06											
07	3	99.17	94.44	89.35	5.03	105.70	84.59	99.55	N/A	16,500	14,742
ALL	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
30-0040											
30-0054											
48-0008											
48-0303	6	94.93	86.24	91.40	10.85	94.35	61.22	97.20	61.22 to 97.20	10,333	9,445
65-0011											
85-0026	6	97.83	102.61	97.95	12.39	104.75	81.49	145.75	81.49 to 145.75	15,083	14,774
85-0047	5	96.46	104.59	117.64	16.36	88.91	81.87	155.28	N/A	27,660	32,538
85-0060	44	98.61	110.89	95.66	27.54	115.91	46.67	350.00	95.33 to 103.46	26,645	25,489
85-0070	96	98.83	103.38	99.07	13.13	104.35	28.00	369.69	97.66 to 99.55	40,203	39,830
85-0094	9	100.81	114.01	103.22	29.19	110.45	43.24	278.21	89.97 to 110.91	38,805	40,054
NonValid School											
ALL	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

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AVG. Assessed Value:	33,817	PRD:	106.43	MIN Sales Ratio:	28.00		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	27	99.55	107.16	89.51	41.11	119.71	28.00	350.00	68.84 to 104.69	6,497	5,815
Prior TO 1860											
1860 TO 1899	10	99.22	99.38	99.08	2.84	100.31	92.87	104.98	95.88 to 104.83	27,600	27,344
1900 TO 1919	38	97.27	105.40	97.94	18.12	107.61	46.68	278.21	94.71 to 98.58	21,071	20,637
1920 TO 1939	27	98.62	113.61	101.61	22.63	111.81	60.18	369.69	94.12 to 103.46	31,404	31,909
1940 TO 1949	11	99.53	102.58	98.50	7.57	104.14	83.09	149.91	95.33 to 105.68	25,990	25,600
1950 TO 1959	16	99.13	103.50	95.92	11.81	107.90	68.91	189.89	93.99 to 107.14	50,806	48,732
1960 TO 1969	17	98.42	99.42	99.50	3.95	99.92	84.93	110.91	96.47 to 100.01	49,491	49,244
1970 TO 1979	11	99.17	99.27	97.96	6.42	101.34	84.59	122.09	91.69 to 106.28	67,681	66,303
1980 TO 1989	3	100.88	108.97	106.73	10.69	102.10	96.84	129.18	N/A	94,000	100,327
1990 TO 1994	1	155.28	155.28	155.28			155.28	155.28	N/A	55,000	85,406
1995 TO 1999	5	98.75	95.36	95.10	4.63	100.27	79.57	101.04	N/A	110,050	104,658
2000 TO Present											
ALL	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	19	100.00	121.41	102.07	47.80	118.95	28.00	350.00	91.88 to 130.35	1,858	1,897
5000 TO 9999	22	99.77	128.85	130.22	47.89	98.95	46.67	369.69	92.36 to 149.91	7,209	9,387
Total \$											
1 TO 9999	41	100.00	125.40	125.09	47.79	100.25	28.00	369.69	96.38 to 122.50	4,729	5,916
10000 TO 29999	52	97.98	98.75	97.73	10.46	101.04	46.68	170.49	96.47 to 99.87	18,128	17,716
30000 TO 59999	38	98.50	100.24	101.09	7.27	99.16	83.09	155.28	96.07 to 99.98	40,243	40,680
60000 TO 99999	25	98.81	98.86	98.96	3.86	99.91	84.92	129.18	97.25 to 99.41	72,354	71,599
100000 TO 149999	10	97.42	92.84	93.05	6.71	99.77	68.91	101.04	79.57 to 99.66	119,725	111,406
ALL	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

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TOTAL Adj.Sales Price:	5,671,947	MEAN:	105	AVG.ABS.DEV:	17.71	95% Mean C.I.:	98.99 to 111.67
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AVG. Assessed Value:	33,817	PRD:	106.43	MIN Sales Ratio:	28.00		

(!: AVTot=0)  
(!: Derived)

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	24	98.54	110.14	82.46	45.31	133.57	28.00	350.00	61.22 to 112.92	2,888	2,381
5000 TO 9999	19	97.66	97.17	94.23	12.43	103.11	60.18	156.14	91.94 to 99.98	8,676	8,176
Total \$											
1 TO 9999	43	97.66	104.41	90.75	31.01	115.05	28.00	350.00	92.36 to 100.00	5,445	4,941
10000 TO 29999	55	98.17	108.52	100.79	17.97	107.67	46.68	278.21	96.67 to 100.42	19,709	19,864
30000 TO 59999	33	98.58	106.94	100.05	13.77	106.89	84.92	369.69	96.07 to 99.98	41,323	41,342
60000 TO 99999	27	99.04	100.67	98.93	7.35	101.77	68.91	155.28	97.25 to 100.81	74,948	74,145
100000 TO 149999	8	98.38	97.48	97.52	2.27	99.97	92.63	101.04	92.63 to 101.04	120,812	117,812
ALL											
	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	99.36	106.87	90.03	39.73	118.71	28.00	350.00	90.63 to 100.00	6,622	5,961
10	1	87.19	87.19	87.19			87.19	87.19	N/A	10,000	8,719
20	18	99.49	109.32	100.11	16.23	109.20	84.59	189.89	93.99 to 108.37	29,127	29,160
30	116	98.50	104.76	99.41	13.27	105.39	46.68	369.69	97.66 to 99.39	40,079	39,842
40	3	93.52	95.14	96.18	2.65	98.91	92.23	99.66	N/A	101,000	97,145
ALL											
	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	96.81	107.45	89.15	43.90	120.52	28.00	350.00	68.84 to 104.69	6,516	5,809
100	4	98.50	95.29	93.53	4.14	101.88	84.59	99.55	N/A	24,375	22,797
101	94	99.41	106.60	100.19	15.24	106.40	46.68	369.69	98.08 to 99.98	39,337	39,411
102	11	96.70	94.34	95.23	4.23	99.07	81.49	99.39	84.92 to 99.04	56,372	53,681
103	1	110.53	110.53	110.53			110.53	110.53	N/A	52,500	58,026
104	27	97.41	105.58	99.18	11.82	106.45	81.87	216.70	95.75 to 98.62	26,924	26,702
111	3	96.98	97.12	96.64	2.53	100.50	93.52	100.88	N/A	102,566	99,125
ALL											
	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817



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Base Stat

State Stat Run

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(!: Derived)

Printed: 03/30/2005 16:00:55

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	28	99.36	106.87	90.03	39.73	118.71	28.00	350.00	90.63 to 100.00	6,622	5,961
20	11	96.98	110.41	99.53	23.63	110.93	81.49	189.89	84.59 to 145.75	19,618	19,525
30	121	98.62	104.59	99.31	12.51	105.31	46.68	369.69	97.84 to 99.42	38,372	38,109
40	6	97.63	103.88	98.92	14.10	105.02	79.57	155.28	79.57 to 155.28	104,608	103,474
ALL	166	98.58	105.33	98.97	17.96	106.43	28.00	369.69	97.63 to 99.42	34,168	33,817

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:1 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	55.50	95% Median C.I.:	92.45 to 101.25
TOTAL Sales Price:	2,060,000	WGT. MEAN:	91	STD:	58.39	95% Wgt. Mean C.I.:	84.30 to 98.10
TOTAL Adj.Sales Price:	2,026,600	MEAN:	105	AVG.ABS.DEV:	26.36	95% Mean C.I.:	89.17 to 121.22
TOTAL Assessed Value:	1,848,324						
AVG. Adj. Sales Price:	39,737	COD:	26.89	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	36,241	PRD:	115.34	MIN Sales Ratio:	9.31		

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	4	113.46	122.84	129.25	10.66	95.04	110.47	153.96	N/A		15,881	20,526
10/01/01 TO 12/31/01	3	93.32	213.81	93.58	129.74	228.48	92.45	455.67	N/A		128,433	120,188
01/01/02 TO 03/31/02	6	95.45	97.84	92.27	27.48	106.04	44.38	173.60	44.38 to 173.60		67,750	62,511
04/01/02 TO 06/30/02	6	100.95	109.27	115.87	20.49	94.31	75.17	166.73	75.17 to 166.73		14,266	16,530
07/01/02 TO 09/30/02	4	97.99	97.22	99.45	4.42	97.76	88.61	104.32	N/A		31,500	31,328
10/01/02 TO 12/31/02	2	90.16	90.16	53.70	44.30	167.91	50.22	130.10	N/A		11,500	6,175
01/01/03 TO 03/31/03	2	100.74	100.74	99.61	5.19	101.13	95.51	105.96	N/A		31,850	31,727
04/01/03 TO 06/30/03	7	91.45	79.46	71.14	35.83	111.71	9.31	137.56	9.31 to 137.56		27,214	19,359
07/01/03 TO 09/30/03	3	93.27	90.06	88.82	6.82	101.40	78.92	98.00	N/A		13,083	11,620
10/01/03 TO 12/31/03	9	98.00	99.70	87.49	9.92	113.95	77.37	125.15	90.03 to 118.48		60,559	52,986
01/01/04 TO 03/31/04	3	80.34	81.38	81.36	19.72	100.03	58.14	105.66	N/A		25,396	20,661
04/01/04 TO 06/30/04	2	125.52	125.52	95.67	29.06	131.20	89.04	162.00	N/A		11,000	10,524
____Study Years____												
07/01/01 TO 06/30/02	19	99.50	125.03	97.45	39.41	128.30	44.38	455.67	91.78 to 120.47		49,522	48,259
07/01/02 TO 06/30/03	15	97.17	88.46	83.49	23.52	105.96	9.31	137.56	80.18 to 105.96		26,880	22,442
07/01/03 TO 06/30/04	17	96.40	97.80	87.15	15.12	112.23	58.14	162.00	80.34 to 105.66		40,145	34,986
____Calendar Yrs____												
01/01/02 TO 12/31/02	18	98.96	100.66	95.45	21.31	105.46	44.38	173.60	88.61 to 104.32		35,616	33,995
01/01/03 TO 12/31/03	21	96.40	91.68	84.76	17.59	108.16	9.31	137.56	90.03 to 101.25		39,927	33,843
____ALL____												
	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25		39,737	36,241

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
BRUNING	2	282.60	282.60	111.73	61.24	252.94	109.53	455.67	N/A		23,650	26,423
BYRON	3	78.92	80.06	80.24	25.68	99.78	50.22	111.03	N/A		19,000	15,244
CARLETON	3	130.10	126.52	119.44	14.97	105.93	95.51	153.96	N/A		22,075	26,367
CHESTER	5	99.22	119.80	95.61	34.55	125.31	75.17	173.60	N/A		8,200	7,840
DAVENPORT	4	118.19	125.47	134.01	15.34	93.63	98.80	166.73	N/A		11,650	15,612
DESHLER	10	92.86	94.72	84.91	6.74	111.56	77.37	110.47	88.61 to 105.66		47,975	40,734
HEBRON	15	97.17	87.90	94.98	18.92	92.54	28.22	137.56	80.18 to 102.69		43,048	40,889
HUBBELL	3	98.00	95.79	94.52	2.26	101.34	91.36	98.00	N/A		3,500	3,308
RURAL	4	97.29	99.60	91.28	13.98	109.12	78.68	125.15	N/A		141,250	128,930
SUBURBAN	2	63.90	63.90	33.57	85.42	190.32	9.31	118.48	N/A		33,750	11,331
____ALL____												
	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25		39,737	36,241

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	55.50	95% Median C.I.:	92.45 to 101.25
TOTAL Sales Price:	2,060,000	WGT. MEAN:	91	STD:	58.39	95% Wgt. Mean C.I.:	84.30 to 98.10
TOTAL Adj.Sales Price:	2,026,600	MEAN:	105	AVG.ABS.DEV:	26.36	95% Mean C.I.:	89.17 to 121.22
TOTAL Assessed Value:	1,848,324						
AVG. Adj. Sales Price:	39,737	COD:	26.89	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	36,241	PRD:	115.34	MIN Sales Ratio:	9.31		

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	44	98.00	107.70	93.81	27.33	114.81	28.22	455.67	91.78 to 104.32	30,888	28,975
2	3	99.99	93.31	88.91	7.53	104.95	78.68	101.25	N/A	74,333	66,087
3	4	105.90	86.57	84.39	33.28	102.58	9.31	125.15	N/A	111,125	93,779
ALL	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	43	98.80	110.85	93.77	24.10	118.21	50.22	455.67	92.45 to 104.32	45,206	42,391
2	8	78.07	74.85	30.80	51.02	243.03	9.31	137.56	9.31 to 137.56	10,337	3,183
ALL	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
30-0040											
30-0054											
48-0008											
48-0303											
65-0011											
85-0026	3	95.51	106.31	93.61	12.84	113.56	93.32	130.10	N/A	138,233	129,405
85-0047	4	118.19	125.47	134.01	15.34	93.63	98.80	166.73	N/A	11,650	15,612
85-0060	12	92.86	93.93	85.45	7.64	109.92	77.37	110.47	88.61 to 101.25	55,645	47,550
85-0070	30	98.00	95.06	91.06	24.76	104.40	9.31	173.60	89.04 to 102.69	28,341	25,806
85-0094	2	282.60	282.60	111.73	61.24	252.94	109.53	455.67	N/A	23,650	26,423
NonValid School											
ALL	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

PAGE:3 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	55.50	95% Median C.I.:	92.45 to 101.25
TOTAL Sales Price:	2,060,000	WGT. MEAN:	91	STD:	58.39	95% Wgt. Mean C.I.:	84.30 to 98.10
TOTAL Adj.Sales Price:	2,026,600	MEAN:	105	AVG.ABS.DEV:	26.36	95% Mean C.I.:	89.17 to 121.22
TOTAL Assessed Value:	1,848,324						
AVG. Adj. Sales Price:	39,737	COD:	26.89	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	36,241	PRD:	115.34	MIN Sales Ratio:	9.31		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	13	98.00	86.45	88.29	27.90	97.92	9.31	137.56	44.38 to 118.48	34,976	30,879
Prior TO 1860											
1860 TO 1899	1	80.34	80.34	80.34			80.34	80.34	N/A	68,988	55,422
1900 TO 1919	13	92.45	128.90	89.31	51.91	144.32	50.22	455.67	78.92 to 162.00	11,484	10,256
1920 TO 1939	3	153.96	139.83	157.07	14.71	89.02	98.80	166.73	N/A	14,041	22,055
1940 TO 1949											
1950 TO 1959	4	110.93	107.84	107.13	9.32	100.67	89.04	120.47	N/A	19,000	20,354
1960 TO 1969	8	92.32	94.53	86.05	10.64	109.86	78.68	130.10	78.68 to 130.10	33,435	28,770
1970 TO 1979	4	100.62	102.87	102.32	3.25	100.54	99.22	111.03	N/A	34,250	35,045
1980 TO 1989											
1990 TO 1994	3	90.03	87.93	82.83	7.04	106.17	77.37	96.40	N/A	136,333	112,921
1995 TO 1999	1	109.53	109.53	109.53			109.53	109.53	N/A	47,000	51,480
2000 TO Present	1	93.32	93.32	93.32			93.32	93.32	N/A	375,000	349,953
ALL	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	10	127.63	153.70	123.71	45.51	124.25	58.14	455.67	98.00 to 173.60	1,900	2,350
5000 TO 9999	6	95.24	88.60	86.96	19.21	101.88	44.38	115.90	44.38 to 115.90	5,833	5,072
Total \$											
1 TO 9999	16	102.39	129.29	99.89	45.33	129.43	44.38	455.67	91.36 to 137.56	3,375	3,371
10000 TO 29999	21	93.27	98.27	99.83	20.65	98.44	28.22	166.73	89.04 to 110.47	19,352	19,320
30000 TO 59999	6	96.34	83.59	79.98	19.35	104.52	9.31	109.53	9.31 to 109.53	42,200	33,749
60000 TO 99999	4	98.82	95.58	95.63	7.30	99.94	80.34	104.32	N/A	72,747	69,567
100000 TO 149999	1	78.68	78.68	78.68			78.68	78.68	N/A	120,000	94,413
250000 TO 499999	3	93.32	90.06	90.19	7.90	99.87	77.37	99.50	N/A	300,666	271,156
ALL	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

## PA&amp;T 2005 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	55.50	95% Median C.I.:	92.45 to 101.25
TOTAL Sales Price:	2,060,000	WGT. MEAN:	91	STD:	58.39	95% Wgt. Mean C.I.:	84.30 to 98.10
TOTAL Adj.Sales Price:	2,026,600	MEAN:	105	AVG.ABS.DEV:	26.36	95% Mean C.I.:	89.17 to 121.22
TOTAL Assessed Value:	1,848,324						
AVG. Adj. Sales Price:	39,737	COD:	26.89	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	36,241	PRD:	115.34	MIN Sales Ratio:	9.31		

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	13	98.00	119.73	36.22	65.31	330.53	9.31	455.67	44.38 to 162.00	6,884	2,493
5000 TO 9999	6	102.39	107.01	103.99	12.40	102.90	91.36	137.56	91.36 to 137.56	6,166	6,412
Total \$											
1 TO 9999	19	98.80	115.71	56.05	48.46	206.47	9.31	455.67	75.17 to 130.10	6,657	3,731
10000 TO 29999	18	95.22	98.10	96.36	14.86	101.80	50.22	166.73	89.04 to 105.96	20,215	19,481
30000 TO 59999	7	99.99	107.12	101.31	16.87	105.73	80.34	153.96	80.34 to 153.96	41,744	42,291
60000 TO 99999	4	98.82	95.16	92.77	7.71	102.58	78.68	104.32	N/A	85,500	79,315
150000 TO 249999	1	77.37	77.37	77.37			77.37	77.37	N/A	275,000	212,775
250000 TO 499999	2	96.41	96.41	95.80	3.20	100.63	93.32	99.50	N/A	313,500	300,347
ALL											
	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	98.00	85.37	74.34	30.10	114.82	9.31	137.56	44.38 to 118.48	16,891	12,558
10	20	96.04	120.77	93.49	40.05	129.18	50.22	455.67	88.61 to 110.47	16,453	15,381
20	19	98.50	101.33	92.99	11.78	108.97	77.37	166.73	91.36 to 109.53	78,675	73,157
ALL											
	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	<b>MEDIAN:</b>	<b>98</b>	COV:	55.50	95% Median C.I.:	92.45 to 101.25
TOTAL Sales Price:	2,060,000	WGT. MEAN:	91	STD:	58.39	95% Wgt. Mean C.I.:	84.30 to 98.10
TOTAL Adj.Sales Price:	2,026,600	MEAN:	105	AVG.ABS.DEV:	26.36	95% Mean C.I.:	89.17 to 121.22
TOTAL Assessed Value:	1,848,324						
AVG. Adj. Sales Price:	39,737	COD:	26.89	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	36,241	PRD:	115.34	MIN Sales Ratio:	9.31		

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	98.00	85.37	74.34	30.10	114.82	9.31	137.56	44.38 to 118.48	16,891	12,558
137	1	89.04	89.04	89.04			89.04	89.04	N/A	20,000	17,808
170	1	96.40	96.40	96.40			96.40	96.40	N/A	84,000	80,973
173	1	77.37	77.37	77.37			77.37	77.37	N/A	275,000	212,775
309	1	92.45	92.45	92.45			92.45	92.45	N/A	10,000	9,245
325	5	105.96	104.60	101.56	8.67	103.00	90.03	120.47	N/A	32,340	32,844
334	3	93.32	93.84	91.48	11.02	102.58	78.68	109.53	N/A	180,666	165,282
340	1	91.78	91.78	91.78			91.78	91.78	N/A	20,000	18,356
343	1	99.50	99.50	99.50			99.50	99.50	N/A	252,000	250,741
350	4	123.04	123.29	106.85	30.12	115.38	80.34	166.73	N/A	32,528	34,756
353	3	99.22	102.73	101.04	4.02	101.67	98.50	110.47	N/A	16,845	17,020
404	1	75.17	75.17	75.17			75.17	75.17	N/A	6,000	4,510
406	13	99.11	130.15	96.87	39.23	134.35	80.18	455.67	91.36 to 115.90	18,042	17,478
434	1	130.10	130.10	130.10			130.10	130.10	N/A	1,000	1,301
442	2	64.57	64.57	60.88	22.22	106.06	50.22	78.92	N/A	17,500	10,654
79	1	162.00	162.00	162.00			162.00	162.00	N/A	2,000	3,240
____ALL____	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241
04											
____ALL____	51	98.00	105.20	91.20	26.89	115.34	9.31	455.67	92.45 to 101.25	39,737	36,241

PA&T 2005 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	72	<b>MEDIAN:</b>	<b>77</b>	COV:	23.15	95% Median C.I.:	71.24 to 81.54	(! : Derived)
(AgLand) TOTAL Sales Price:	11,544,753	WGT. MEAN:	74	STD:	17.91	95% Wgt. Mean C.I.:	69.62 to 79.13	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,485,728	MEAN:	77	AVG.ABS.DEV:	14.56	95% Mean C.I.:	73.23 to 81.50	
(AgLand) TOTAL Assessed Value:	8,542,454							
AVG. Adj. Sales Price:	159,524	COD:	18.85	MAX Sales Ratio:	115.76			
AVG. Assessed Value:	118,645	PRD:	104.02	MIN Sales Ratio:	42.48			

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/01 TO 09/30/01	5	94.60	90.30	83.10	8.03	108.66	75.99	101.33	N/A		194,730	161,829
10/01/01 TO 12/31/01	9	76.29	80.96	76.71	21.10	105.55	55.88	108.81	58.24 to 105.77		159,776	122,556
01/01/02 TO 03/31/02	11	79.00	77.70	74.74	14.67	103.95	48.41	113.58	58.22 to 90.13		207,207	154,876
04/01/02 TO 06/30/02	1	66.31	66.31	66.31			66.31	66.31	N/A		214,960	142,538
07/01/02 TO 09/30/02	2	76.54	76.54	74.81	12.98	102.30	66.60	86.47	N/A		152,462	114,062
10/01/02 TO 12/31/02	4	67.44	69.74	67.21	8.55	103.76	62.52	81.54	N/A		85,900	57,734
01/01/03 TO 03/31/03	9	80.29	78.02	72.36	10.98	107.83	59.52	95.56	63.98 to 86.30		152,663	110,463
04/01/03 TO 06/30/03	8	92.09	86.42	87.11	18.47	99.21	47.68	106.76	47.68 to 106.76		148,500	129,360
07/01/03 TO 09/30/03												
10/01/03 TO 12/31/03	9	61.12	69.92	69.35	27.63	100.82	42.48	115.76	52.37 to 91.83		93,388	64,765
01/01/04 TO 03/31/04	8	62.64	66.31	59.90	18.27	110.71	45.06	97.83	45.06 to 97.83		193,256	115,762
04/01/04 TO 06/30/04	6	81.07	80.63	80.08	14.72	100.69	53.20	111.88	53.20 to 111.88		163,800	131,169
____Study Years____												
07/01/01 TO 06/30/02	26	79.47	80.81	76.61	16.95	105.49	48.41	113.58	72.25 to 90.13		188,687	144,551
07/01/02 TO 06/30/03	23	80.29	79.37	77.50	15.70	102.42	47.68	106.76	66.71 to 86.30		139,586	108,179
07/01/03 TO 06/30/04	23	66.84	71.46	68.14	23.89	104.87	42.48	115.76	57.51 to 81.22		146,493	99,826
____Calendar Yrs____												
01/01/02 TO 12/31/02	18	73.42	75.17	73.35	14.63	102.48	48.41	113.58	66.31 to 81.54		174,598	128,068
01/01/03 TO 12/31/03	26	79.12	77.80	76.77	20.59	101.35	42.48	115.76	63.98 to 86.30		130,864	100,459
____ALL____												
	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54		159,524	118,645

# PA&T 2005 R&O Statistics

Base Stat

PAGE:2 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	72	<b>MEDIAN:</b>	<b>77</b>	COV:	23.15	95% Median C.I.:	71.24 to 81.54	(!: Derived)
(AgLand) TOTAL Sales Price:	11,544,753	WGT. MEAN:	74	STD:	17.91	95% Wgt. Mean C.I.:	69.62 to 79.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,485,728	MEAN:	77	AVG.ABS.DEV:	14.56	95% Mean C.I.:	73.23 to 81.50	
(AgLand) TOTAL Assessed Value:	8,542,454							
AVG. Adj. Sales Price:	159,524	COD:	18.85	MAX Sales Ratio:	115.76			
AVG. Assessed Value:	118,645	PRD:	104.02	MIN Sales Ratio:	42.48			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
4145	1	91.83	91.83	91.83			91.83	91.83	N/A	75,000	68,875
4147	3	59.52	75.52	65.84	28.32	114.70	58.24	108.81	N/A	241,800	159,210
4149	10	80.89	80.25	75.48	16.99	106.32	45.06	105.99	63.98 to 105.77	220,545	166,465
4151	7	62.43	68.82	62.47	22.55	110.17	48.41	97.83	48.41 to 97.83	167,107	104,385
4225	6	61.04	61.42	62.41	12.20	98.41	47.68	76.55	47.68 to 76.55	153,160	95,581
4227	10	76.14	73.86	74.04	14.10	99.76	42.48	101.33	58.22 to 86.46	227,113	168,153
4229	5	74.59	74.73	76.17	13.88	98.11	61.12	90.13	N/A	154,000	117,305
4231	7	75.90	73.60	73.23	16.09	100.50	52.37	95.56	52.37 to 95.56	112,428	82,334
4385	2	97.68	97.68	100.78	14.54	96.92	83.47	111.88	N/A	149,700	150,865
4387	1	84.59	84.59	84.59			84.59	84.59	N/A	108,000	91,360
4389	4	102.82	96.16	95.19	13.62	101.02	65.42	113.58	N/A	50,200	47,783
4391	1	86.30	86.30	86.30			86.30	86.30	N/A	92,000	79,395
4471	5	66.60	73.22	72.61	19.23	100.84	54.88	96.11	N/A	100,584	73,037
4473	4	91.50	91.40	91.00	19.15	100.45	66.84	115.76	N/A	140,225	127,599
4475	3	81.54	79.54	76.54	6.48	103.92	70.62	86.47	N/A	137,000	104,862
4477	3	79.03	83.46	84.77	13.68	98.45	69.46	101.89	N/A	129,333	109,641
ALL	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	26	78.10	77.30	73.95	18.11	104.53	45.06	108.81	63.98 to 85.60	175,494	129,770
2	23	76.55	78.69	75.72	21.29	103.92	47.68	115.76	65.42 to 86.47	116,808	88,442
3	23	77.95	76.12	73.99	16.98	102.88	42.48	111.88	66.71 to 83.47	184,186	136,271
ALL	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
2	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645
ALL	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645



# PA&T 2005 R&O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	72	<b>MEDIAN:</b>	<b>77</b>	COV:	23.15	95% Median C.I.:	71.24 to 81.54	(!: Derived)
(AgLand) TOTAL Sales Price:	11,544,753	WGT. MEAN:	74	STD:	17.91	95% Wgt. Mean C.I.:	69.62 to 79.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,485,728	MEAN:	77	AVG.ABS.DEV:	14.56	95% Mean C.I.:	73.23 to 81.50	
(AgLand) TOTAL Assessed Value:	8,542,454							
AVG. Adj. Sales Price:	159,524	COD:	18.85	MAX Sales Ratio:	115.76			
AVG. Assessed Value:	118,645	PRD:	104.02	MIN Sales Ratio:	42.48			

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SCHOOL DISTRICT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
-											
30-0040											
30-0054	1	58.24	58.24	58.24			58.24	58.24	N/A	266,600	155,255
48-0008	5	85.65	77.91	75.47	14.23	103.23	54.88	96.11	N/A	111,984	84,517
48-0303	5	54.46	62.16	59.06	23.57	105.26	47.68	97.83	N/A	197,550	116,673
65-0011											
85-0026	2	61.02	61.02	60.42	2.46	101.01	59.52	62.52	N/A	255,400	154,300
85-0047	3	85.60	82.92	81.13	7.98	102.20	71.33	91.83	N/A	105,666	85,728
85-0060	9	81.22	79.62	82.32	20.55	96.72	52.37	111.88	53.20 to 101.89	120,933	99,552
85-0070	35	76.55	78.11	74.22	17.74	105.25	42.48	115.76	69.46 to 84.59	168,962	125,397
85-0094	12	80.89	82.52	83.11	14.88	99.29	57.51	108.81	71.24 to 105.77	153,463	127,547
NonValid School											
ALL											
	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

ACRES IN SALE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01 TO 50.00	3	101.33	89.09	88.66	20.14	100.49	52.37	113.58	N/A	31,933	28,311
50.01 TO 100.00	26	73.93	73.99	72.59	18.69	101.93	42.48	108.81	62.85 to 81.54	98,596	71,570
100.01 TO 180.00	35	79.00	76.78	73.52	16.10	104.43	48.41	111.88	66.60 to 83.47	191,982	141,144
180.01 TO 330.00	8	87.86	86.49	78.62	19.35	110.01	45.06	115.76	45.06 to 115.76	263,381	207,077
ALL											
	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

MAJORITY LAND USE > 95%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
DRY	11	58.22	66.19	60.64	26.06	109.15	45.06	101.89	47.68 to 91.83	169,801	102,963
DRY-N/A	21	80.29	80.12	80.25	15.09	99.84	52.37	115.76	69.46 to 86.30	102,030	81,876
GRASS	6	76.43	77.14	76.79	14.63	100.45	61.12	97.83	61.12 to 97.83	86,625	66,522
GRASS-N/A	6	79.59	77.10	76.52	23.75	100.75	42.48	102.09	42.48 to 102.09	115,000	87,999
IRRGTD	2	107.29	107.29	107.16	1.42	100.12	105.77	108.81	N/A	109,371	117,205
IRRGTD-N/A	26	74.12	77.68	74.90	17.34	103.71	53.20	113.58	66.31 to 85.29	232,569	174,188
ALL											
	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

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(AgLand) TOTAL Sales Price:	11,544,753	WGT. MEAN:	74	STD:	17.91	95% Wgt. Mean C.I.:	69.62 to 79.13	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,485,728	MEAN:	77	AVG.ABS.DEV:	14.56	95% Mean C.I.:	73.23 to 81.50	
(AgLand) TOTAL Assessed Value:	8,542,454							
AVG. Adj. Sales Price:	159,524	COD:	18.85	MAX Sales Ratio:	115.76			
AVG. Assessed Value:	118,645	PRD:	104.02	MIN Sales Ratio:	42.48			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	68.03	70.23	63.04	23.37	111.42	45.06	106.76	54.46 to 83.15	144,900	91,338
DRY-N/A	16	81.22	80.43	82.18	14.62	97.87	52.37	115.76	66.84 to 90.13	105,751	86,911
GRASS	6	76.43	77.14	76.79	14.63	100.45	61.12	97.83	61.12 to 97.83	86,625	66,522
GRASS-N/A	6	79.59	77.10	76.52	23.75	100.75	42.48	102.09	42.48 to 102.09	115,000	87,999
IRRGTD	18	76.09	79.18	74.90	18.63	105.71	53.20	111.88	63.98 to 86.47	224,751	168,340
IRRGTD-N/A	10	77.49	80.90	78.07	18.28	103.63	58.24	113.58	62.52 to 105.99	222,001	173,318
ALL	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	30	78.49	76.51	71.35	18.28	107.23	45.06	115.76	66.84 to 83.47	131,348	93,722
DRY-N/A	2	57.61	57.61	57.61	9.09	100.00	52.37	62.85	N/A	35,000	20,163
GRASS	11	81.54	77.35	77.03	19.35	100.41	42.48	102.09	57.51 to 101.33	92,250	71,062
GRASS-N/A	1	74.59	74.59	74.59		74.59	74.59	74.59	N/A	195,000	145,445
IRRGTD	25	75.99	80.06	76.38	18.76	104.82	53.20	113.58	66.71 to 86.46	227,757	173,956
IRRGTD-N/A	3	79.00	77.60	72.50	15.75	107.03	58.24	95.56	N/A	190,533	138,137
ALL	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	101.33	101.33	101.33			101.33	101.33	N/A	20,000	20,265
30000 TO 59999	6	73.48	80.42	81.07	27.50	99.20	52.37	113.58	52.37 to 113.58	40,466	32,804
60000 TO 99999	15	83.15	81.08	81.03	16.98	100.06	47.68	115.76	66.84 to 96.11	83,682	67,806
100000 TO 149999	20	80.76	77.94	78.22	17.24	99.64	42.48	108.81	69.46 to 85.60	116,445	91,086
150000 TO 249999	17	76.29	77.80	77.94	15.27	99.83	53.20	111.88	66.31 to 90.13	187,254	145,945
250000 TO 499999	11	63.98	69.79	69.47	16.91	100.45	48.41	105.99	58.24 to 86.46	308,718	214,478
500000 +	2	60.52	60.52	60.99	25.55	99.24	45.06	75.99	N/A	529,775	323,097
ALL	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

**PA&T 2005 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	8,542,454							
AVG. Adj. Sales Price:	159,524	COD:	18.85	MAX Sales Ratio:	115.76			
AVG. Assessed Value:	118,645	PRD:	104.02	MIN Sales Ratio:	42.48			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	62.85	72.18	67.32	25.96	107.22	52.37	101.33	N/A	30,000	20,197
30000 TO 59999	11	58.22	68.25	62.17	27.44	109.79	42.48	113.58	47.68 to 106.76	75,435	46,897
60000 TO 99999	23	81.22	79.09	77.13	11.75	102.54	54.46	98.89	71.33 to 85.60	104,240	80,403
100000 TO 149999	16	80.26	82.14	77.03	18.81	106.63	48.41	115.76	66.60 to 101.89	161,198	124,177
150000 TO 249999	17	72.25	75.74	71.40	19.11	106.08	45.06	111.88	62.43 to 90.13	277,270	197,970
250000 TO 499999	2	90.99	90.99	87.29	16.49	104.23	75.99	105.99	N/A	437,825	382,186
ALL	72	77.25	77.36	74.37	18.85	104.02	42.48	115.76	71.24 to 81.54	159,524	118,645

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	40.21	95% Median C.I.:	96.98 to 99.87
TOTAL Sales Price:	5,600,535	WGT. MEAN:	95	STD:	42.71	95% Wgt. Mean C.I.:	91.72 to 98.36
TOTAL Adj.Sales Price:	5,671,947	MEAN:	106	AVG.ABS.DEV:	22.72	95% Mean C.I.:	99.73 to 112.72
TOTAL Assessed Value:	5,390,595						
AVG. Adj. Sales Price:	34,168	COD:	23.11	MAX Sales Ratio:	350.00		
AVG. Assessed Value:	32,473	PRD:	111.77	MIN Sales Ratio:	28.00		

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Qrtrs-----											
07/01/02 TO 09/30/02	20	98.06	99.17	100.07	5.99	99.10	81.49	146.27	96.67 to 99.58	40,413	40,442
10/01/02 TO 12/31/02	9	97.66	99.57	98.68	4.14	100.90	90.63	111.63	96.43 to 105.68	28,500	28,123
01/01/03 TO 03/31/03	13	100.00	104.57	98.43	7.82	106.24	91.69	130.35	96.70 to 120.51	32,461	31,952
04/01/03 TO 06/30/03	26	97.69	100.47	95.33	14.13	105.39	48.33	201.60	93.71 to 99.87	38,242	36,456
07/01/03 TO 09/30/03	25	93.69	98.31	92.40	16.75	106.40	54.73	164.63	91.62 to 99.15	35,700	32,986
10/01/03 TO 12/31/03	24	101.73	113.36	100.68	35.91	112.59	28.00	285.08	84.93 to 143.35	16,258	16,369
01/01/04 TO 03/31/04	20	99.93	109.42	94.51	30.99	115.77	43.24	282.58	84.85 to 110.53	41,086	38,830
04/01/04 TO 06/30/04	29	101.07	117.77	89.40	42.15	131.74	46.67	350.00	82.44 to 111.52	37,463	33,490
-----Study Years-----											
07/01/02 TO 06/30/03	68	98.30	100.76	97.75	9.29	103.08	48.33	201.60	97.31 to 99.50	36,486	35,664
07/01/03 TO 06/30/04	98	98.38	110.02	92.93	32.69	118.39	28.00	350.00	92.23 to 102.26	32,560	30,258
-----Calendar Yrs-----											
01/01/03 TO 12/31/03	88	98.17	103.98	95.62	20.30	108.74	28.00	285.08	96.42 to 99.87	30,670	29,327
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	91.78	91.78	91.70	0.10	100.08	91.69	91.88	N/A	16,900	15,498
ACREAGE	12	91.51	97.75	85.73	20.04	114.03	65.71	209.63	79.97 to 100.00	47,546	40,761
ALEXANDRIA	6	96.22	96.55	102.60	20.67	94.11	61.22	154.37	61.22 to 154.37	10,333	10,601
BELVIDERE	4	70.97	67.79	85.26	36.81	79.51	35.00	94.22	N/A	9,340	7,963
BRUNING	6	102.97	123.61	111.58	41.52	110.79	43.24	282.58	43.24 to 282.58	26,041	29,057
BYRON	6	104.10	129.97	98.27	36.03	132.26	81.78	285.08	81.78 to 285.08	15,283	15,018
CARLETON	4	95.72	94.82	93.41	7.98	101.51	81.49	106.34	N/A	18,250	17,047
CHESTER	8	97.74	108.60	105.02	14.78	103.41	86.98	164.54	86.98 to 164.54	19,364	20,335
DAVENPORT	4	96.93	100.20	96.95	11.39	103.35	81.87	125.07	N/A	20,825	20,190
DESHLER	42	100.00	114.40	96.13	31.31	119.01	46.67	350.00	97.84 to 104.26	25,147	24,174
GILEAD	1	101.71	101.71	101.71			101.71	101.71	N/A	14,000	14,240
HEBRON	66	98.83	104.55	94.26	17.00	110.92	55.16	201.60	97.13 to 101.07	47,776	45,036
HUBBELL	2	60.18	60.18	68.08	53.47	88.40	28.00	92.36	N/A	5,300	3,608
RURAL	3	95.31	109.48	108.42	20.78	100.97	86.85	146.27	N/A	58,333	63,247
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	40.21	95% Median C.I.:	96.98 to 99.87
TOTAL Sales Price:	5,600,535	WGT. MEAN:	95	STD:	42.71	95% Wgt. Mean C.I.:	91.72 to 98.36
TOTAL Adj.Sales Price:	5,671,947	MEAN:	106	AVG.ABS.DEV:	22.72	95% Mean C.I.:	99.73 to 112.72
TOTAL Assessed Value:	5,390,595						
AVG. Adj. Sales Price:	34,168	COD:	23.11	MAX Sales Ratio:	350.00		
AVG. Assessed Value:	32,473	PRD:	111.77	MIN Sales Ratio:	28.00		

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	151	98.62	106.83	95.64	23.26	111.70	28.00	350.00	97.31 to 100.00	32,625	31,203
2	5	100.00	119.47	104.96	26.26	113.83	90.63	209.63	N/A	21,360	22,419
3	10	86.39	90.41	88.73	15.33	101.89	65.71	146.27	74.11 to 96.43	63,875	56,678
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	143	98.17	105.32	95.15	19.52	110.69	46.68	285.08	96.98 to 99.50	38,605	36,733
2	23	100.00	111.83	90.92	44.63	123.00	28.00	350.00	90.63 to 105.13	6,583	5,985
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	163	98.42	106.79	95.17	23.08	112.20	28.00	350.00	97.13 to 99.87	34,493	32,828
06											
07	3	79.97	75.82	80.01	21.19	94.76	48.33	99.17	N/A	16,500	13,202
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
30-0040											
30-0054											
48-0008											
48-0303	6	96.22	96.55	102.60	20.67	94.11	61.22	154.37	61.22 to 154.37	10,333	10,601
65-0011											
85-0026	6	99.22	114.80	103.76	24.00	110.64	81.49	209.63	81.49 to 209.63	15,083	15,650
85-0047	5	97.41	109.41	116.56	19.10	93.86	81.87	146.27	N/A	27,660	32,241
85-0060	44	99.93	112.79	93.19	30.87	121.03	46.67	350.00	95.33 to 104.26	26,645	24,829
85-0070	96	97.87	102.45	93.93	18.82	109.07	28.00	285.08	95.90 to 99.58	40,203	37,763
85-0094	9	98.42	113.36	101.37	31.41	111.83	43.24	282.58	86.85 to 111.52	38,805	39,336
NonValid School											
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	40.21	95% Median C.I.:	96.98 to 99.87
TOTAL Sales Price:	5,600,535	WGT. MEAN:	95	STD:	42.71	95% Wgt. Mean C.I.:	91.72 to 98.36
TOTAL Adj.Sales Price:	5,671,947	MEAN:	106	AVG.ABS.DEV:	22.72	95% Mean C.I.:	99.73 to 112.72
TOTAL Assessed Value:	5,390,595						
AVG. Adj. Sales Price:	34,168	COD:	23.11	MAX Sales Ratio:	350.00		
AVG. Assessed Value:	32,473	PRD:	111.77	MIN Sales Ratio:	28.00		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	27	93.61	105.11	87.64	45.66	119.93	28.00	350.00	61.22 to 104.69	6,497	5,694
Prior TO 1860											
1860 TO 1899	10	98.23	99.69	97.03	10.92	102.74	74.11	143.35	86.98 to 104.98	27,600	26,780
1900 TO 1919	38	97.95	113.19	97.71	29.35	115.84	46.68	285.08	92.36 to 106.34	21,071	20,588
1920 TO 1939	27	98.62	115.27	98.47	25.46	117.07	55.16	224.76	94.22 to 122.39	31,404	30,922
1940 TO 1949	11	99.53	108.29	102.66	13.57	105.48	82.44	164.63	95.33 to 149.91	25,990	26,681
1950 TO 1959	16	97.54	102.39	93.56	12.90	109.45	65.71	189.89	92.14 to 107.14	50,806	47,531
1960 TO 1969	17	98.48	98.98	99.09	6.35	99.89	81.78	111.52	96.58 to 108.02	49,491	49,041
1970 TO 1979	11	91.69	93.12	89.52	11.48	104.01	78.57	122.09	79.97 to 104.33	67,681	60,591
1980 TO 1989	3	101.07	89.94	87.11	11.50	103.25	66.95	101.81	N/A	94,000	81,885
1990 TO 1994	1	146.27	146.27	146.27			146.27	146.27	N/A	55,000	80,447
1995 TO 1999	5	79.57	86.54	85.68	11.91	101.00	73.68	102.26	N/A	110,050	94,294
2000 TO Present											
ALL	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	19	100.00	131.32	109.75	57.33	119.66	28.00	350.00	91.88 to 165.00	1,858	2,039
5000 TO 10000	28	99.52	121.43	120.98	42.46	100.37	46.67	282.58	92.36 to 144.26	7,807	9,444
Total \$											
1 TO 9999	41	104.33	126.69	120.23	49.56	105.37	28.00	350.00	93.61 to 131.45	4,729	5,686
10000 TO 29999	52	99.72	106.85	104.40	17.03	102.36	46.68	224.76	96.67 to 103.38	18,128	18,925
30000 TO 59999	38	97.95	97.91	98.19	11.13	99.71	59.71	146.27	93.02 to 99.97	40,243	39,517
60000 TO 99999	25	97.13	93.69	93.26	6.62	100.45	55.16	107.14	93.44 to 98.85	72,354	67,479
100000 TO 149999	10	79.38	82.01	82.25	11.58	99.72	65.71	98.76	66.95 to 98.00	119,725	98,470
ALL	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004

Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	MEDIAN:	98	COV:	40.21	95% Median C.I.:	96.98 to 99.87
TOTAL Sales Price:	5,600,535	WGT. MEAN:	95	STD:	42.71	95% Wgt. Mean C.I.:	91.72 to 98.36
TOTAL Adj.Sales Price:	5,671,947	MEAN:	106	AVG.ABS.DEV:	22.72	95% Mean C.I.:	99.73 to 112.72
TOTAL Assessed Value:	5,390,595						
AVG. Adj. Sales Price:	34,168	COD:	23.11	MAX Sales Ratio:	350.00		
AVG. Assessed Value:	32,473	PRD:	111.77	MIN Sales Ratio:	28.00		

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Low \$-----											
1 TO 4999	24	100.00	115.79	82.08	54.39	141.07	28.00	350.00	54.73 to 122.50	2,929	2,404
5000 TO 10000	16	97.97	101.30	98.74	14.63	102.60	68.84	156.14	87.68 to 106.34	8,146	8,044
-----Total \$-----											
1 TO 9999	40	98.72	110.00	92.90	38.95	118.40	28.00	350.00	91.88 to 104.33	5,016	4,660
10000 TO 29999	57	100.00	114.22	102.17	26.02	111.80	46.68	282.58	96.67 to 104.83	19,425	19,847
30000 TO 59999	36	98.50	100.62	96.96	12.21	103.77	55.16	164.63	93.69 to 103.46	41,886	40,614
60000 TO 99999	29	97.13	94.31	91.47	9.90	103.10	65.71	146.27	89.41 to 99.04	80,848	73,954
100000 TO 149999	4	94.14	91.40	91.12	7.41	100.32	78.57	98.76	N/A	127,875	116,514
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	96.39	104.90	88.26	42.97	118.84	28.00	350.00	68.84 to 100.00	6,622	5,845
10	1	87.68	87.68	87.68			87.68	87.68	N/A	10,000	8,768
20	18	97.76	113.59	97.31	25.49	116.73	79.97	209.63	85.94 to 129.48	29,127	28,344
30	116	98.60	106.06	95.70	18.52	110.83	46.68	285.08	97.31 to 100.01	40,079	38,354
40	3	90.29	87.03	85.43	5.04	101.87	78.57	92.23	N/A	101,000	86,289
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	96.81	107.29	89.04	44.06	120.51	28.00	350.00	68.84 to 104.69	6,516	5,801
100	4	88.90	81.33	88.79	19.32	91.60	48.33	99.17	N/A	24,375	21,642
101	94	99.51	108.56	95.54	20.89	113.63	46.68	285.08	97.13 to 102.26	39,337	37,582
102	11	96.58	91.29	92.40	6.88	98.79	74.11	99.04	79.87 to 98.85	56,372	52,089
103	1	110.53	110.53	110.53			110.53	110.53	N/A	52,500	58,026
104	27	98.17	108.24	97.86	19.51	110.61	59.71	216.70	94.22 to 104.83	26,924	26,348
111	3	96.98	92.20	90.34	7.73	102.07	78.57	101.07	N/A	102,566	92,654
-----ALL-----											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2002 to 06/30/2004 Posted Before: 01/15/2005

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	166	<b>MEDIAN:</b>	<b>98</b>	COV:	40.21	95% Median C.I.:	96.98 to 99.87
TOTAL Sales Price:	5,600,535	WGT. MEAN:	95	STD:	42.71	95% Wgt. Mean C.I.:	91.72 to 98.36
TOTAL Adj.Sales Price:	5,671,947	MEAN:	106	AVG.ABS.DEV:	22.72	95% Mean C.I.:	99.73 to 112.72
TOTAL Assessed Value:	5,390,595						
AVG. Adj. Sales Price:	34,168	COD:	23.11	MAX Sales Ratio:	350.00		
AVG. Assessed Value:	32,473	PRD:	111.77	MIN Sales Ratio:	28.00		

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	28	96.39	104.90	88.26	42.97	118.84	28.00	350.00	68.84 to 100.00	6,622	5,845
20	11	96.98	115.76	100.95	30.29	114.67	79.97	209.63	81.49 to 189.89	19,618	19,804
30	121	98.62	106.06	95.32	18.36	111.27	46.68	285.08	97.31 to 99.97	38,372	36,576
40	6	93.77	98.32	92.94	16.55	105.80	78.57	146.27	78.57 to 146.27	104,608	97,219
____ALL____											
	166	98.35	106.23	95.04	23.11	111.77	28.00	350.00	96.98 to 99.87	34,168	32,473



## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	MEDIAN:	97	COV:	58.43	95% Median C.I.:	91.78 to 99.50
TOTAL Sales Price:	2,060,000	WGT. MEAN:	86	STD:	59.54	95% Wgt. Mean C.I.:	75.03 to 96.75
TOTAL Adj.Sales Price:	2,026,600	MEAN:	102	AVG.ABS.DEV:	28.20	95% Mean C.I.:	85.56 to 118.24
TOTAL Assessed Value:	1,740,625						
AVG. Adj. Sales Price:	39,737	COD:	29.02	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	34,129	PRD:	118.64	MIN Sales Ratio:	8.61		

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## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____											
07/01/01 TO 09/30/01	4	113.46	122.84	129.25	10.66	95.04	110.47	153.96	N/A	15,881	20,526
10/01/01 TO 12/31/01	3	93.32	213.81	93.58	129.74	228.48	92.45	455.67	N/A	128,433	120,188
01/01/02 TO 03/31/02	6	95.45	97.84	92.27	27.48	106.04	44.38	173.60	44.38 to 173.60	67,750	62,511
04/01/02 TO 06/30/02	6	96.69	104.89	107.88	18.60	97.23	75.17	166.73	75.17 to 166.73	14,266	15,390
07/01/02 TO 09/30/02	4	97.99	97.22	99.45	4.42	97.76	88.61	104.32	N/A	31,500	31,328
10/01/02 TO 12/31/02	2	90.16	90.16	53.70	44.30	167.91	50.22	130.10	N/A	11,500	6,175
01/01/03 TO 03/31/03	2	100.74	100.74	99.61	5.19	101.13	95.51	105.96	N/A	31,850	31,727
04/01/03 TO 06/30/03	7	91.45	79.36	70.94	35.94	111.87	8.61	137.56	8.61 to 137.56	27,214	19,306
07/01/03 TO 09/30/03	3	93.27	89.92	88.68	6.97	101.40	78.48	98.00	N/A	13,083	11,601
10/01/03 TO 12/31/03	9	92.13	84.98	70.11	22.40	121.20	51.57	125.15	55.57 to 107.55	60,559	42,459
01/01/04 TO 03/31/04	3	72.09	78.63	73.89	21.97	106.41	58.14	105.66	N/A	25,396	18,764
04/01/04 TO 06/30/04	2	125.52	125.52	95.67	29.06	131.20	89.04	162.00	N/A	11,000	10,524
_____Study Years_____											
07/01/01 TO 06/30/02	19	99.22	123.64	96.72	38.68	127.83	44.38	455.67	91.78 to 115.90	49,522	47,899
07/01/02 TO 06/30/03	15	97.17	88.42	83.40	23.56	106.02	8.61	137.56	80.18 to 105.96	26,880	22,417
07/01/03 TO 06/30/04	17	92.13	89.50	72.42	22.15	123.57	51.57	162.00	64.36 to 105.66	40,145	29,075
_____Calendar Yrs_____											
01/01/02 TO 12/31/02	18	97.99	99.20	94.38	20.55	105.11	44.38	173.60	88.61 to 102.69	35,616	33,615
01/01/03 TO 12/31/03	21	93.27	85.31	73.41	23.14	116.21	8.61	137.56	71.96 to 99.99	39,927	29,311
_____ALL_____											
	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	30.09	30.09	18.16	71.39	165.73	8.61	51.57	N/A	33,750	6,128
BRUNING	2	282.60	282.60	111.73	61.24	252.94	109.53	455.67	N/A	23,650	26,423
BYRON	3	78.48	79.91	80.14	25.82	99.72	50.22	111.03	N/A	19,000	15,226
CARLETON	3	130.10	126.52	119.44	14.97	105.93	95.51	153.96	N/A	22,075	26,367
CHESTER	5	99.22	119.80	95.61	34.55	125.31	75.17	173.60	N/A	8,200	7,840
DAVENPORT	4	107.35	118.90	119.33	20.88	99.64	94.17	166.73	N/A	11,650	13,902
DESHLER	10	92.86	93.66	74.36	10.29	125.95	55.57	110.47	88.61 to 107.55	47,975	35,676
HEBRON	15	97.17	86.14	92.70	20.73	92.92	28.22	137.56	71.96 to 102.69	43,048	39,907
HUBBELL	3	98.00	95.79	94.52	2.26	101.34	91.36	98.00	N/A	3,500	3,308
RURAL	4	86.00	90.38	86.84	21.93	104.08	64.36	125.15	N/A	141,250	122,658
_____ALL_____											
	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	MEDIAN:	97	COV:	58.43	95% Median C.I.:	91.78 to 99.50
TOTAL Sales Price:	2,060,000	WGT. MEAN:	86	STD:	59.54	95% Wgt. Mean C.I.:	75.03 to 96.75
TOTAL Adj.Sales Price:	2,026,600	MEAN:	102	AVG.ABS.DEV:	28.20	95% Mean C.I.:	85.56 to 118.24
TOTAL Assessed Value:	1,740,625						
AVG. Adj. Sales Price:	39,737	COD:	29.02	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	34,129	PRD:	118.64	MIN Sales Ratio:	8.61		

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## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	44	98.00	106.25	88.50	28.21	120.07	28.22	455.67	91.78 to 104.32	30,888	27,334
2	3	78.68	81.01	77.66	15.10	104.32	64.36	99.99	N/A	74,333	57,725
3	4	72.45	69.66	82.05	54.62	84.90	8.61	125.15	N/A	111,125	91,178
_____ALL_____	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	42	97.84	108.27	88.54	26.12	122.29	50.22	455.67	92.13 to 102.69	45,926	40,661
2	9	58.14	72.18	33.61	62.29	214.77	8.61	137.56	28.22 to 125.15	10,855	3,648
_____ALL_____	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
30-0040											
30-0054											
48-0008											
48-0303											
65-0011											
85-0026	3	95.51	106.31	93.61	12.84	113.56	93.32	130.10	N/A	138,233	129,405
85-0047	4	107.35	118.90	119.33	20.88	99.64	94.17	166.73	N/A	11,650	13,902
85-0060	12	92.29	89.97	74.12	12.41	121.38	55.57	110.47	78.68 to 105.66	55,645	41,244
85-0070	30	97.59	91.92	88.09	26.69	104.34	8.61	173.60	78.48 to 99.99	28,341	24,967
85-0094	2	282.60	282.60	111.73	61.24	252.94	109.53	455.67	N/A	23,650	26,423
NonValid School											
_____ALL_____	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	MEDIAN:	97	COV:	58.43	95% Median C.I.:	91.78 to 99.50
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TOTAL Adj.Sales Price:	2,026,600	MEAN:	102	AVG.ABS.DEV:	28.20	95% Mean C.I.:	85.56 to 118.24
TOTAL Assessed Value:	1,740,625						
AVG. Adj. Sales Price:	39,737	COD:	29.02	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	34,129	PRD:	118.64	MIN Sales Ratio:	8.61		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	13	98.00	81.25	86.00	29.99	94.48	8.61	137.56	44.38 to 105.66	34,976	30,079
Prior TO 1860											
1860 TO 1899	1	72.09	72.09	72.09			72.09	72.09	N/A	68,988	49,732
1900 TO 1919	13	92.45	128.86	89.27	51.95	144.35	50.22	455.67	78.48 to 162.00	11,484	10,252
1920 TO 1939	3	153.96	139.83	157.07	14.71	89.02	98.80	166.73	N/A	14,041	22,055
1940 TO 1949											
1950 TO 1959	4	100.07	101.27	98.13	9.66	103.20	89.04	115.90	N/A	19,000	18,644
1960 TO 1969	8	92.32	94.53	86.05	10.64	109.86	78.68	130.10	78.68 to 130.10	33,435	28,770
1970 TO 1979	4	99.61	93.65	84.01	11.91	111.47	64.36	111.03	N/A	34,250	28,773
1980 TO 1989											
1990 TO 1994	3	71.96	78.36	68.25	24.08	114.82	55.57	107.55	N/A	136,333	93,048
1995 TO 1999	1	109.53	109.53	109.53			109.53	109.53	N/A	47,000	51,480
2000 TO Present	1	93.32	93.32	93.32			93.32	93.32	N/A	375,000	349,953
ALL	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	10	127.63	153.70	123.71	45.51	124.25	58.14	455.67	98.00 to 173.60	1,900	2,350
5000 TO 10000	9	92.45	84.75	82.38	23.08	102.87	28.22	115.90	44.38 to 110.47	7,222	5,950
Total \$											
1 TO 9999	16	102.39	129.29	99.89	45.33	129.43	44.38	455.67	91.36 to 137.56	3,375	3,371
10000 TO 29999	21	92.45	93.82	95.67	20.31	98.06	28.22	166.73	88.61 to 102.69	19,352	18,514
30000 TO 59999	6	96.34	80.46	76.26	22.60	105.51	8.61	109.53	8.61 to 109.53	42,200	32,182
60000 TO 99999	4	88.20	87.08	88.27	21.38	98.65	64.36	107.55	N/A	72,747	64,216
100000 TO 149999	1	78.68	78.68	78.68			78.68	78.68	N/A	120,000	94,413
250000 TO 499999	3	93.32	82.80	83.54	15.69	99.11	55.57	99.50	N/A	300,666	251,170
ALL	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	MEDIAN:	97	COV:	58.43	95% Median C.I.:	91.78 to 99.50
TOTAL Sales Price:	2,060,000	WGT. MEAN:	86	STD:	59.54	95% Wgt. Mean C.I.:	75.03 to 96.75
TOTAL Adj.Sales Price:	2,026,600	MEAN:	102	AVG.ABS.DEV:	28.20	95% Mean C.I.:	85.56 to 118.24
TOTAL Assessed Value:	1,740,625						
AVG. Adj. Sales Price:	39,737	COD:	29.02	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	34,129	PRD:	118.64	MIN Sales Ratio:	8.61		

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
-----Low \$-----											
1 TO 4999	13	98.00	119.68	35.81	65.37	334.20	8.61	455.67	44.38 to 162.00	6,884	2,465
5000 TO 10000	7	99.11	99.09	88.87	17.83	111.50	51.57	137.56	51.57 to 137.56	7,428	6,601
-----Total \$-----											
1 TO 9999	20	98.40	112.47	55.31	48.66	203.35	8.61	455.67	75.17 to 125.15	7,075	3,913
10000 TO 29999	18	93.72	96.73	95.31	13.68	101.48	50.22	166.73	89.04 to 102.69	20,827	19,850
30000 TO 59999	7	95.51	95.34	87.89	23.19	108.47	64.36	153.96	64.36 to 153.96	47,744	41,965
60000 TO 99999	3	104.32	96.85	94.08	9.23	102.94	78.68	107.55	N/A	91,333	85,927
150000 TO 249999	1	55.57	55.57	55.57			55.57	55.57	N/A	275,000	152,818
250000 TO 499999	2	96.41	96.41	95.80	3.20	100.63	93.32	99.50	N/A	313,500	300,347
-----ALL-----											
	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	97.59	79.73	69.21	32.50	115.20	8.61	137.56	44.38 to 105.66	16,891	11,690
10	20	96.04	120.34	91.74	40.50	131.17	50.22	455.67	88.61 to 110.47	16,453	15,094
20	19	95.51	96.49	86.86	15.32	111.09	55.57	166.73	89.04 to 107.55	78,675	68,339
-----ALL-----											
	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## PA&amp;T 2005 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	51	MEDIAN:	97	COV:	58.43	95% Median C.I.:	91.78 to 99.50
TOTAL Sales Price:	2,060,000	WGT. MEAN:	86	STD:	59.54	95% Wgt. Mean C.I.:	75.03 to 96.75
TOTAL Adj.Sales Price:	2,026,600	MEAN:	102	AVG.ABS.DEV:	28.20	95% Mean C.I.:	85.56 to 118.24
TOTAL Assessed Value:	1,740,625						
AVG. Adj. Sales Price:	39,737	COD:	29.02	MAX Sales Ratio:	455.67		
AVG. Assessed Value:	34,129	PRD:	118.64	MIN Sales Ratio:	8.61		

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	97.59	79.73	69.21	32.50	115.20	8.61	137.56	44.38 to 105.66	16,891	11,690
137	1	89.04	89.04	89.04			89.04	89.04	N/A	20,000	17,808
170	1	107.55	107.55	107.55			107.55	107.55	N/A	84,000	90,346
173	1	55.57	55.57	55.57			55.57	55.57	N/A	275,000	152,818
309	1	92.45	92.45	92.45			92.45	92.45	N/A	10,000	9,245
325	5	95.51	95.73	91.74	10.65	104.34	71.96	111.03	N/A	32,340	29,669
334	3	93.32	93.84	91.48	11.02	102.58	78.68	109.53	N/A	180,666	165,282
340	1	91.78	91.78	91.78			91.78	91.78	N/A	20,000	18,356
343	1	99.50	99.50	99.50			99.50	99.50	N/A	252,000	250,741
350	4	123.04	121.22	102.48	31.79	118.29	72.09	166.73	N/A	32,528	33,334
353	3	99.22	102.73	101.04	4.02	101.67	98.50	110.47	N/A	16,845	17,020
404	1	75.17	75.17	75.17			75.17	75.17	N/A	6,000	4,510
406	13	98.80	127.31	86.18	41.87	147.73	64.36	455.67	88.61 to 115.90	18,042	15,548
434	1	130.10	130.10	130.10			130.10	130.10	N/A	1,000	1,301
442	2	64.35	64.35	60.72	21.96	105.98	50.22	78.48	N/A	17,500	10,626
79	1	162.00	162.00	162.00			162.00	162.00	N/A	2,000	3,240
-----ALL-----	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129
04											
-----ALL-----	51	97.17	101.90	85.89	29.02	118.64	8.61	455.67	91.78 to 99.50	39,737	34,129

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	22.42	95% Median C.I.:	68.00 to 80.33	(!: Derived)
(AgLand) TOTAL Sales Price:	11,544,003	WGT. MEAN:	73	STD:	16.74	95% Wgt. Mean C.I.:	68.10 to 77.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,484,978	MEAN:	75	AVG.ABS.DEV:	13.76	95% Mean C.I.:	70.78 to 78.52	
(AgLand) TOTAL Assessed Value:	8,339,467							
AVG. Adj. Sales Price:	159,513	COD:	18.82	MAX Sales Ratio:	113.80			
AVG. Assessed Value:	115,825	PRD:	102.81	MIN Sales Ratio:	41.60			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/01 TO 09/30/01	5	84.68	87.12	81.97	6.69	106.28	76.68	97.70	N/A	194,730	159,627
10/01/01 TO 12/31/01	9	77.69	79.93	75.99	21.16	105.19	51.16	109.12	56.34 to 102.84	159,776	121,411
01/01/02 TO 03/31/02	11	72.97	77.22	75.27	15.42	102.60	51.56	97.15	62.56 to 96.76	207,207	155,962
04/01/02 TO 06/30/02	1	65.39	65.39	65.39			65.39	65.39	N/A	214,960	140,563
07/01/02 TO 09/30/02	2	70.70	70.70	69.03	13.62	102.42	61.07	80.33	N/A	152,462	105,242
10/01/02 TO 12/31/02	4	64.41	64.86	64.52	10.53	100.51	56.60	74.00	N/A	85,900	55,426
01/01/03 TO 03/31/03	9	72.31	72.28	67.60	10.55	106.91	56.99	88.51	62.04 to 85.57	152,663	103,207
04/01/03 TO 06/30/03	8	85.86	81.85	83.38	14.68	98.17	43.17	101.31	43.17 to 101.31	148,500	123,818
<u>Study Years</u>											
07/01/01 TO 06/30/02	26	77.18	79.61	76.38	17.27	104.23	51.16	109.12	70.17 to 91.92	188,687	144,115
07/01/02 TO 06/30/03	23	72.58	74.18	73.25	15.85	101.27	43.17	101.31	67.74 to 83.07	139,586	102,243
07/01/03 TO 06/30/04	23	63.25	69.51	66.52	22.75	104.49	41.60	113.80	58.22 to 80.35	146,460	97,428
<u>Calendar Yrs</u>											
01/01/02 TO 12/31/02	18	71.43	73.09	72.81	14.36	100.39	51.56	97.15	62.56 to 80.33	174,598	127,130
01/01/03 TO 12/31/03	26	72.44	73.61	72.88	19.87	101.01	41.60	102.82	62.04 to 85.57	130,864	95,368
<u>ALL</u>											
	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	22.42	95% Median C.I.:	68.00 to 80.33	(!: Derived)
(AgLand) TOTAL Sales Price:	11,544,003	WGT. MEAN:	73	STD:	16.74	95% Wgt. Mean C.I.:	68.10 to 77.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,484,978	MEAN:	75	AVG.ABS.DEV:	13.76	95% Mean C.I.:	70.78 to 78.52	
(AgLand) TOTAL Assessed Value:	8,339,467							
AVG. Adj. Sales Price:	159,513	COD:	18.82	MAX Sales Ratio:	113.80			
AVG. Assessed Value:	115,825	PRD:	102.81	MIN Sales Ratio:	41.60			

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**GEO CODE / TOWNSHIP #**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4145	1	97.10	97.10	97.10			97.10	97.10	N/A	75,000	72,825
4147	3	56.99	72.06	63.07	27.20	114.24	56.34	102.84	N/A	241,800	152,508
4149	10	77.80	78.57	74.55	20.56	105.40	47.27	101.31	62.04 to 99.84	220,545	164,411
4151	7	62.41	67.00	62.19	17.71	107.73	51.56	88.51	51.56 to 88.51	167,107	103,927
4225	6	60.92	58.26	60.44	11.97	96.39	43.17	68.00	43.17 to 68.00	153,160	92,568
4227	10	73.15	73.07	73.50	13.07	99.42	41.60	97.70	62.56 to 87.79	227,113	166,921
4229	5	70.17	71.89	74.56	20.26	96.42	49.56	97.15	N/A	154,000	114,821
4231	7	72.31	68.50	67.12	13.76	102.06	50.93	85.57	50.93 to 85.57	112,428	75,459
4385	2	99.22	99.22	102.40	14.70	96.89	84.63	113.80	N/A	149,700	153,297
4387	1	84.63	84.63	84.63			84.63	84.63	N/A	108,000	91,400
4389	4	91.88	84.50	83.86	12.92	100.76	56.60	97.61	N/A	50,200	42,096
4391	1	76.77	76.77	76.77			76.77	76.77	N/A	92,000	70,625
4471	5	76.87	74.07	70.27	11.58	105.42	61.07	84.68	N/A	100,434	70,571
4473	4	85.29	83.62	84.27	15.13	99.24	61.09	102.82	N/A	140,225	118,164
4475	3	69.39	73.00	72.73	5.31	100.37	69.28	80.33	N/A	137,000	99,641
4477	3	82.76	88.63	89.98	14.14	98.50	74.00	109.12	N/A	129,333	116,373
ALL	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	72.44	74.54	71.81	20.71	103.79	47.27	102.84	60.26 to 85.57	175,494	126,030
2	23	69.39	73.40	71.44	18.59	102.74	43.17	102.82	63.26 to 84.32	116,775	83,428
3	23	74.00	76.03	74.21	17.51	102.45	41.60	113.80	67.74 to 84.63	184,186	136,687
ALL	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825
ALL	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	22.42	95% Median C.I.:	68.00 to 80.33	(!: Derived)
(AgLand) TOTAL Sales Price:	11,544,003	WGT. MEAN:	73	STD:	16.74	95% Wgt. Mean C.I.:	68.10 to 77.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,484,978	MEAN:	75	AVG.ABS.DEV:	13.76	95% Mean C.I.:	70.78 to 78.52	
(AgLand) TOTAL Assessed Value:	8,339,467							
AVG. Adj. Sales Price:	159,513	COD:	18.82	MAX Sales Ratio:	113.80			
AVG. Assessed Value:	115,825	PRD:	102.81	MIN Sales Ratio:	41.60			

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
30-0040											
30-0054	1	56.34	56.34	56.34			56.34	56.34	N/A	266,600	150,200
48-0008	5	76.77	72.56	70.47	9.65	102.97	61.07	84.68	N/A	111,984	78,920
48-0303	5	58.22	57.15	57.85	13.08	98.78	43.17	70.40	N/A	197,550	114,291
65-0011											
85-0026	2	58.27	58.27	57.75	2.19	100.90	56.99	59.55	N/A	255,400	147,498
85-0047	3	72.31	76.56	73.16	16.98	104.65	60.26	97.10	N/A	105,666	77,305
85-0060	9	76.74	78.23	80.86	23.01	96.75	49.56	113.80	50.93 to 109.12	120,933	97,781
85-0070	35	74.00	75.54	72.94	16.51	103.57	41.60	102.82	69.28 to 83.03	168,941	123,218
85-0094	12	83.05	81.32	81.65	16.94	99.59	54.83	102.84	63.25 to 99.84	153,463	125,301
NonValid School											
____ALL____											
	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	3	95.12	83.46	81.94	14.06	101.86	57.57	97.70	N/A	31,933	26,166
50.01 TO 100.00	26	70.93	71.89	70.09	19.68	102.58	41.60	102.84	61.09 to 83.03	98,567	69,083
100.01 TO 180.00	35	72.97	74.49	72.25	16.54	103.11	49.56	113.80	65.39 to 82.76	191,982	138,699
180.01 TO 330.00	8	83.45	81.01	76.42	20.22	105.99	47.27	102.82	47.27 to 102.82	263,381	201,288
____ALL____											
	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	11	61.07	67.82	63.09	27.12	107.48	43.17	109.12	47.27 to 97.10	169,801	107,135
DRY-N/A	21	82.76	79.62	79.99	11.49	99.54	57.57	102.82	74.00 to 84.68	101,994	81,581
GRASS	6	64.77	63.07	62.65	11.73	100.67	49.56	72.31	49.56 to 72.31	86,625	54,266
GRASS-N/A	6	77.40	73.19	71.77	22.82	101.98	41.60	97.70	41.60 to 97.70	115,000	82,538
IRRGTD	2	101.34	101.34	101.21	1.48	100.13	99.84	102.84	N/A	109,371	110,694
IRRGTD-N/A	26	72.83	74.49	72.86	15.91	102.24	50.93	113.80	63.26 to 80.35	232,569	169,443
____ALL____											
	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825



**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	22.42	95% Median C.I.:	68.00 to 80.33	(!: Derived)
(AgLand) TOTAL Sales Price:	11,544,003	WGT. MEAN:	73	STD:	16.74	95% Wgt. Mean C.I.:	68.10 to 77.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,484,978	MEAN:	75	AVG.ABS.DEV:	13.76	95% Mean C.I.:	70.78 to 78.52	
(AgLand) TOTAL Assessed Value:	8,339,467							
AVG. Adj. Sales Price:	159,513	COD:	18.82	MAX Sales Ratio:	113.80			
AVG. Assessed Value:	115,825	PRD:	102.81	MIN Sales Ratio:	41.60			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	65.28	71.73	65.41	26.86	109.66	43.17	109.12	51.56 to 96.76	144,900	94,784
DRY-N/A	16	80.23	79.39	81.31	11.37	97.63	57.57	102.82	72.58 to 84.68	105,705	85,947
GRASS	6	64.77	63.07	62.65	11.73	100.67	49.56	72.31	49.56 to 72.31	86,625	54,266
GRASS-N/A	6	77.40	73.19	71.77	22.82	101.98	41.60	97.70	41.60 to 97.70	115,000	82,538
IRRGTD	18	72.83	76.66	73.04	18.75	104.96	50.93	113.80	63.25 to 87.79	224,751	164,162
IRRGTD-N/A	10	75.00	75.94	75.31	14.86	100.83	56.34	101.31	59.55 to 95.12	222,001	167,199
ALL	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	30	76.82	75.87	72.14	18.44	105.17	43.17	109.12	63.43 to 84.63	131,348	94,756
DRY-N/A	2	70.95	70.95	70.80	18.85	100.20	57.57	84.32	N/A	34,625	24,515
GRASS	11	69.28	67.94	67.41	20.00	100.80	41.60	97.70	49.56 to 90.23	92,250	62,182
GRASS-N/A	1	70.17	70.17	70.17			70.17	70.17	N/A	195,000	136,830
IRRGTD	25	72.97	76.96	74.46	18.00	103.36	50.93	113.80	65.39 to 83.03	227,757	169,584
IRRGTD-N/A	3	73.33	71.74	67.76	13.29	105.88	56.34	85.57	N/A	190,533	129,102
ALL	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	97.70	97.70	97.70			97.70	97.70	N/A	20,000	19,540
30000 TO 59999	6	76.80	76.75	76.37	20.32	100.50	56.60	97.61	56.60 to 97.61	40,341	30,807
60000 TO 99999	15	76.77	75.64	75.45	16.11	100.26	43.17	102.82	62.56 to 88.51	83,682	63,137
100000 TO 149999	20	75.37	75.02	75.48	18.48	99.39	41.60	109.12	63.43 to 84.63	116,445	87,888
150000 TO 249999	17	73.33	76.62	76.88	18.66	99.67	50.93	113.80	61.07 to 91.92	187,254	143,955
250000 TO 499999	11	63.26	68.64	68.37	16.26	100.40	51.56	101.31	56.34 to 87.79	308,718	211,062
500000 +	2	61.97	61.97	62.41	23.72	99.29	47.27	76.68	N/A	529,775	330,654
ALL	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

**PA&T 2005 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2001 to 06/30/2004 Posted Before: 01/15/2005

NUMBER of Sales:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	22.42	95% Median C.I.:	68.00 to 80.33	(! : Derived)
(AgLand) TOTAL Sales Price:	11,544,003	WGT. MEAN:	73	STD:	16.74	95% Wgt. Mean C.I.:	68.10 to 77.12	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,484,978	MEAN:	75	AVG.ABS.DEV:	13.76	95% Mean C.I.:	70.78 to 78.52	
(AgLand) TOTAL Assessed Value:	8,339,467							
AVG. Adj. Sales Price:	159,513	COD:	18.82	MAX Sales Ratio:	113.80			
AVG. Assessed Value:	115,825	PRD:	102.81	MIN Sales Ratio:	41.60			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Low \$_____	_____										
_____Total \$_____	_____										
10000 TO 29999	5	69.28	73.09	69.50	19.59	105.17	56.60	97.70	N/A	35,850	24,916
30000 TO 59999	11	61.09	63.19	59.20	22.82	106.75	41.60	97.61	43.17 to 95.12	81,957	48,516
60000 TO 99999	24	76.75	76.63	74.51	12.68	102.84	58.22	102.82	67.75 to 84.63	107,928	80,421
100000 TO 149999	11	77.69	77.03	74.26	14.97	103.73	50.93	102.84	61.07 to 99.84	164,333	122,035
150000 TO 249999	19	72.69	76.30	71.26	21.95	107.08	47.27	113.80	62.04 to 91.92	270,031	192,419
250000 TO 499999	2	89.00	89.00	85.96	13.84	103.53	76.68	101.31	N/A	437,825	376,361
_____ALL_____											
	72	73.15	74.65	72.61	18.82	102.81	41.60	113.80	68.00 to 80.33	159,513	115,825

## **2005 Assessment Action Report Thayer County**

### **Residential**

Thayer County completed a depreciation and market analysis of selected subclasses in the town of Hebron. Adjustments were made on a per class basis. Rural residential was reviewed and raised approximately six percent. The County completed pickup work of new and omitted construction. A large amount of rural new construction was a result of destruction from the 2003 tornados in the county.

### **Commercial**

There were no changes to commercial property for 2005. The County conducted a market analysis of this class of property and determined the median ratio was within the acceptable range and concluded this was an appropriate level of value for the county.

### **Agricultural**

The County and the contract appraiser, Great Plains Appraisal, conducted a market analysis of all sales in the current assessment period and implemented changes to subclasses accordingly. In Market Area One, irrigated and grass land values were increased, while dryland decreased; in Market Area Two, dryland and grass land were increased; and in Market Area Three, irrigated land values decreased slightly and dryland decreased approximately five percent.

### **Other**

The County continues to progress with their Geographical Information System. All parcel identifiers in the county were entered into GIS and the current land use was entered in approximately half of the county. The County has found this system beneficial, and useful in plotting sales.

<b>Total Real Property Value</b> (Sum 17,25,&30)	Records	6,357	Value	487,662,813	<b>Total Growth</b> (Sum 17,25,&41)	5,163,940
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## Schedule I: Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	506	1,052,423	24	84,620	55	119,326	585	1,256,369	
<b>2. Res Improv Land</b>	1,973	6,617,518	52	452,020	166	1,333,874	2,191	8,403,412	
<b>3. Res Improvmnts</b>	1,974	61,558,158	52	3,770,739	169	8,913,145	2,195	74,242,042	
<b>4. Res Total (Records - sum lines 1 &amp; 3; Value - sum lines 1 through 3)</b>							<b>2,780</b>	<b>83,901,823</b>	<b>1,210,100</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>5. Com UnImp Land</b>	89	173,519	5	10,290	7	20,380	101	204,189	
<b>6. Com Improv Land</b>	414	1,466,187	8	101,160	11	69,205	433	1,636,552	
<b>7. Com Improvmnts</b>	414	20,245,611	8	465,340	11	755,970	433	21,466,921	
<b>8. Com Total (Records - sum lines 5 &amp; 7; Value - sum lines 5 through 7)</b>							<b>534</b>	<b>23,307,662</b>	<b>485,253</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>9. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improv Land</b>	0	0	0	0	3	99,858	3	99,858	
<b>11. Ind Improvmnts</b>	0	0	0	0	3	7,751,909	3	7,751,909	
<b>12. Ind Total (Records - sum lines 9 &amp; 11; Value - sum lines 9 through 10)</b>							<b>3</b>	<b>7,851,767</b>	<b>2,699,654</b>
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvmnts</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total (Records - sum lines 13 &amp; 15; Value - sum lines 13 through 16)</b>							<b>0</b>	<b>0</b>	<b>0</b>
<b>17. Total Taxable</b>							<b>3,317</b>	<b>115,061,252</b>	<b>4,395,007</b>

**County 85 - Thayer**
**2005 County Abstract of Assessment for Real Property, Form 45**
**Schedule II: Tax Increment Financing (TIF)**

	Records	Urban Value Base	Value Excess	Records	SubUrban Value Base	Value Excess
18. Residential	20	849,250	51,005	0	0	0
19. Commercial	35	3,341,759	1,211,212	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	3	0	0	0	0	0

	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	20	849,250	51,005
19. Commercial	0	0	0	35	3,341,759	1,211,212
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	3	0	0
22. Total Sch II				58	4,191,009	1,262,217

**Schedule III: Mineral Interest Records**

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0

	Records	Total Value	Growth
23. Mineral Interest-Producing	0	0	0
24. Mineral Interest-Non-Producing	0	0	0
25. Mineral Interest Total	0	0	0

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	423	3	114	540

**Schedule V: Agricultural Records**

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	10	79,602	2,008	213,208,546	2,018	213,288,148
28. Ag-Improved Land	0	0	10	89,227	1,012	124,256,474	1,022	124,345,701
29. Ag-Improvements	0	0	10	469,105	1,012	34,498,607	1,022	34,967,712
30. Ag-Total Taxable							3,040	372,601,561

**County 85 - Thayer**

**2005 County Abstract of Assessment for Real Property, Form 45**

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
31. HomeSite UnImp Land	0	0.000	0	1	1.000	4,500
32. HomeSite Improv Land	0	0.000	0	7	7.000	31,230
33. HomeSite Improvements	0		0	7		382,283

35. FarmSite UnImp Land	0	0.000	0	1	1.000	750
36. FarmSite Impr Land	0	0.000	0	6	6.640	4,980
37. FarmSite Improv	0		0	10		86,822

39. Road & Ditches		0.000			4.310	
40. Other-Non Ag Use		0.000	0		0.000	0

	Rural			Total			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	36	38.000	171,000	37	39.000	175,500	
32. HomeSite Improv Land	544	554.950	2,497,815	551	561.950	2,529,045	
33. HomeSite Improvements	555		22,247,203	562		22,629,486	19,299
34. HomeSite Total				599	600.950	25,334,031	
35. FarmSite UnImp Land	37	102.190	86,643	38	103.190	87,393	
36. FarmSite Impr Land	859	2,093.550	1,622,172	865	2,100.190	1,627,152	
37. FarmSite Improv	990		12,251,404	1,000		12,338,226	749,634
38. FarmSite Total				1,038	2,203.380	14,052,771	
39. Road & Ditches		8,044.320			8,048.630		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,637	10,852.960	39,386,802	768,933

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	16	1,283.230	0	16	1,283.230	0

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

## County 85 - Thayer

## 2005 County Abstract of Assessment for Real Property, Form 45

## Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	5,701.550	10,203,210	5,701.550	10,203,210
46. 1A	0.000	0	0.000	0	38,627.450	69,423,521	38,627.450	69,423,521
47. 2A1	0.000	0	0.000	0	4,305.470	6,299,106	4,305.470	6,299,106
48. 2A	0.000	0	0.000	0	1,262.770	1,631,257	1,262.770	1,631,257
49. 3A1	0.000	0	0.000	0	5,404.750	6,445,837	5,404.750	6,445,837
50. 3A	0.000	0	0.000	0	9.000	8,955	9.000	8,955
51. 4A1	0.000	0	0.000	0	6,292.540	5,592,711	6,292.540	5,592,711
52. 4A	0.000	0	0.000	0	2,910.030	2,584,076	2,910.030	2,584,076
53. Total	0.000	0	0.000	0	64,513.560	102,188,673	64,513.560	102,188,673
Dryland:								
54. 1D1	0.000	0	0.000	0	3,186.860	3,330,273	3,186.860	3,330,273
55. 1D	0.000	0	0.000	0	12,382.090	12,939,295	12,382.090	12,939,295
56. 2D1	0.000	0	0.000	0	2,071.620	1,874,818	2,071.620	1,874,818
57. 2D	0.000	0	0.000	0	785.680	656,042	785.680	656,042
58. 3D1	0.000	0	0.000	0	3,301.300	2,756,588	3,301.300	2,756,588
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	4,057.550	2,779,426	4,057.550	2,779,426
61. 4D	0.000	0	0.000	0	1,369.340	801,064	1,369.340	801,064
62. Total	0.000	0	0.000	0	27,154.440	25,137,506	27,154.440	25,137,506
Grass:								
63. 1G1	0.000	0	0.000	0	2,129.080	923,564	2,129.080	923,564
64. 1G	0.000	0	0.820	480	1,119.690	672,556	1,120.510	673,036
65. 2G1	0.000	0	0.000	0	1,365.110	554,681	1,365.110	554,681
66. 2G	0.000	0	0.000	0	507.270	206,981	507.270	206,981
67. 3G1	0.000	0	0.000	0	1,188.930	504,321	1,188.930	504,321
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	4.000	1,600	3,477.830	1,390,972	3,481.830	1,392,572
70. 4G	0.000	0	3.000	1,200	5,760.090	2,260,602	5,763.090	2,261,802
71. Total	0.000	0	7.820	3,280	15,548.000	6,513,677	15,555.820	6,516,957
72. Waste	0.000	0	0.000	0	892.430	26,772	892.430	26,772
73. Other	0.000	0	0.000	0	44.000	25,080	44.000	25,080
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7.820	3,280	108,152.430	133,891,708	108,160.250	133,894,988

**County 85 - Thayer**

**2005 County Abstract of Assessment for Real Property, Form 45**

**Schedule IX: Agricultural Records: AgLand Market Area Detail**

**Market Area: 2**

<b>Irrigated:</b>	<b>Urban</b>		<b>SubUrban</b>		<b>Rural</b>		<b>Total</b>	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>45. 1A1</b>	0.000	0	0.000	0	1,499.050	2,449,604	1,499.050	2,449,604
<b>46. 1A</b>	0.000	0	0.000	0	8,341.320	13,133,415	8,341.320	13,133,415
<b>47. 2A1</b>	0.000	0	0.000	0	610.620	842,995	610.620	842,995
<b>48. 2A</b>	0.000	0	0.000	0	481.000	590,785	481.000	590,785
<b>49. 3A1</b>	0.000	0	0.000	0	3,731.020	4,170,348	3,731.020	4,170,348
<b>50. 3A</b>	0.000	0	0.000	0	13.000	12,350	13.000	12,350
<b>51. 4A1</b>	0.000	0	0.000	0	4,047.920	3,183,777	4,047.920	3,183,777
<b>52. 4A</b>	0.000	0	0.000	0	1,826.060	1,308,393	1,826.060	1,308,393
<b>53. Total</b>	0.000	0	0.000	0	20,549.990	25,691,667	20,549.990	25,691,667
<b>Dryland:</b>								
<b>54. 1D1</b>	0.000	0	0.000	0	4,763.760	4,382,656	4,763.760	4,382,656
<b>55. 1D</b>	0.000	0	3.000	2,760	22,012.070	20,251,107	22,015.070	20,253,867
<b>56. 2D1</b>	0.000	0	10.000	8,000	2,093.590	1,674,872	2,103.590	1,682,872
<b>57. 2D</b>	0.000	0	0.000	0	1,462.040	1,023,428	1,462.040	1,023,428
<b>58. 3D1</b>	0.000	0	1.000	650	17,053.650	11,084,883	17,054.650	11,085,533
<b>59. 3D</b>	0.000	0	0.000	0	39.000	21,450	39.000	21,450
<b>60. 4D1</b>	0.000	0	4.200	2,100	13,955.250	6,977,625	13,959.450	6,979,725
<b>61. 4D</b>	0.000	0	2.000	940	3,013.670	1,416,425	3,015.670	1,417,365
<b>62. Total</b>	0.000	0	20.200	14,450	64,393.030	46,832,446	64,413.230	46,846,896
<b>Grass:</b>								
<b>63. 1G1</b>	0.000	0	4.000	1,540	1,703.610	721,729	1,707.610	723,269
<b>64. 1G</b>	0.000	0	0.000	0	1,958.550	1,134,729	1,958.550	1,134,729
<b>65. 2G1</b>	0.000	0	14.350	7,175	3,341.350	1,452,578	3,355.700	1,459,753
<b>66. 2G</b>	0.000	0	0.000	0	1,611.640	671,254	1,611.640	671,254
<b>67. 3G1</b>	0.000	0	0.000	0	5,472.060	2,321,907	5,472.060	2,321,907
<b>68. 3G</b>	0.000	0	0.000	0	6.000	2,400	6.000	2,400
<b>69. 4G1</b>	0.000	0	3.000	1,200	11,263.640	4,489,158	11,266.640	4,490,358
<b>70. 4G</b>	0.000	0	0.000	0	17,849.210	6,969,463	17,849.210	6,969,463
<b>71. Total</b>	0.000	0	21.350	9,915	43,206.060	17,763,218	43,227.410	17,773,133
<b>72. Waste</b>	0.000	0	15.000	450	1,389.770	41,693	1,404.770	42,143
<b>73. Other</b>	0.000	0	0.000	0	44.000	25,080	44.000	25,080
<b>74. Exempt</b>	0.000		0.000		0.000		0.000	
<b>75. Total</b>	0.000	0	56.550	24,815	129,582.850	90,354,104	<b>129,639.400</b>	<b>90,378,919</b>



**County 85 - Thayer**

**2005 County Abstract of Assessment for Real Property, Form 45**

**Schedule IX: Agricultural Records: AgLand Market Area Detail**

**Market Area: 3**

<b>Irrigated:</b>	<b>Urban</b>		<b>SubUrban</b>		<b>Rural</b>		<b>Total</b>	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>45. 1A1</b>	0.000	0	0.000	0	5,012.280	8,928,103	5,012.280	8,928,103
<b>46. 1A</b>	0.000	0	0.000	0	20,378.210	36,321,347	20,378.210	36,321,347
<b>47. 2A1</b>	0.000	0	0.000	0	2,064.360	2,970,928	2,064.360	2,970,928
<b>48. 2A</b>	0.000	0	0.000	0	537.000	689,046	537.000	689,046
<b>49. 3A1</b>	0.000	0	0.000	0	4,983.147	5,899,300	4,983.147	5,899,300
<b>50. 3A</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>51. 4A1</b>	0.000	0	0.000	0	5,487.920	4,860,895	5,487.920	4,860,895
<b>52. 4A</b>	0.000	0	0.000	0	1,992.870	1,764,115	1,992.870	1,764,115
<b>53. Total</b>	0.000	0	0.000	0	40,455.787	61,433,734	40,455.787	61,433,734
<b>Dryland:</b>								
<b>54. 1D1</b>	0.000	0	9.000	8,775	4,359.940	4,250,946	4,368.940	4,259,721
<b>55. 1D</b>	0.000	0	30.690	29,923	19,966.646	19,467,502	19,997.336	19,497,425
<b>56. 2D1</b>	0.000	0	0.000	0	2,385.610	2,135,121	2,385.610	2,135,121
<b>57. 2D</b>	0.000	0	0.000	0	456.000	360,240	456.000	360,240
<b>58. 3D1</b>	0.000	0	23.000	17,595	7,704.100	5,893,639	7,727.100	5,911,234
<b>59. 3D</b>	0.000	0	0.000	0	7.000	4,340	7.000	4,340
<b>60. 4D1</b>	0.000	0	33.220	20,597	7,968.670	4,940,576	8,001.890	4,961,173
<b>61. 4D</b>	0.000	0	0.000	0	1,921.690	1,018,497	1,921.690	1,018,497
<b>62. Total</b>	0.000	0	95.910	76,890	44,769.656	38,070,861	44,865.566	38,147,751
<b>Grass:</b>								
<b>63. 1G1</b>	0.000	0	7.860	4,226	1,540.640	690,520	1,548.500	694,746
<b>64. 1G</b>	0.000	0	2.710	1,585	1,769.110	1,039,170	1,771.820	1,040,755
<b>65. 2G1</b>	0.000	0	0.000	0	1,422.690	680,045	1,422.690	680,045
<b>66. 2G</b>	0.000	0	0.000	0	774.830	328,029	774.830	328,029
<b>67. 3G1</b>	0.000	0	16.220	6,894	2,056.130	884,445	2,072.350	891,339
<b>68. 3G</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>69. 4G1</b>	0.000	0	14.360	5,744	5,338.790	2,141,556	5,353.150	2,147,300
<b>70. 4G</b>	0.000	0	10.000	3,760	8,897.010	3,509,033	8,907.010	3,512,793
<b>71. Total</b>	0.000	0	51.150	22,209	21,799.200	9,272,798	21,850.350	9,295,007
<b>72. Waste</b>	0.000	0	5.840	175	733.530	22,005	739.370	22,180
<b>73. Other</b>	0.000	0	0.000	0	74.000	42,180	74.000	42,180
<b>74. Exempt</b>	0.000		0.000		0.000		0.000	
<b>75. Total</b>	0.000	0	152.900	99,274	107,832.173	108,841,578	<b>107,985.073</b>	<b>108,940,852</b>

## Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	0.000	0	0.000	0	125,519.337	189,314,074	125,519.337	189,314,074
<b>77.Dry Land</b>	0.000	0	116.110	91,340	136,317.126	110,040,813	136,433.236	110,132,153
<b>78.Grass</b>	0.000	0	80.320	35,404	80,553.260	33,549,693	80,633.580	33,585,097
<b>79.Waste</b>	0.000	0	20.840	625	3,015.730	90,470	3,036.570	91,095
<b>80.Other</b>	0.000	0	0.000	0	162.000	92,340	162.000	92,340
<b>81.Exempt</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	0.000	0	217.270	127,369	345,567.453	333,087,390	<b>345,784.723</b>	<b>333,214,759</b>

# 2005 Agricultural Land Detail

## County 85 - Thayer

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5,701.550	8.84%	10,203,210	9.98%	1,789.550
1A	38,627.450	59.87%	69,423,521	67.94%	1,797.258
2A1	4,305.470	6.67%	6,299,106	6.16%	1,463.047
2A	1,262.770	1.96%	1,631,257	1.60%	1,291.808
3A1	5,404.750	8.38%	6,445,837	6.31%	1,192.624
3A	9.000	0.01%	8,955	0.01%	995.000
4A1	6,292.540	9.75%	5,592,711	5.47%	888.784
4A	2,910.030	4.51%	2,584,076	2.53%	887.989
Irrigated Total	64,513.560	100.00%	102,188,673	100.00%	1,583.987

### Dry:

1D1	3,186.860	11.74%	3,330,273	13.25%	1,045.001
1D	12,382.090	45.60%	12,939,295	51.47%	1,045.000
2D1	2,071.620	7.63%	1,874,818	7.46%	905.000
2D	785.680	2.89%	656,042	2.61%	834.998
3D1	3,301.300	12.16%	2,756,588	10.97%	835.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	4,057.550	14.94%	2,779,426	11.06%	685.001
4D	1,369.340	5.04%	801,064	3.19%	585.000
Dry Total	27,154.440	100.00%	25,137,506	100.00%	925.723

### Grass:

1G1	2,129.080	13.69%	923,564	14.17%	433.785
1G	1,120.510	7.20%	673,036	10.33%	600.651
2G1	1,365.110	8.78%	554,681	8.51%	406.326
2G	507.270	3.26%	206,981	3.18%	408.029
3G1	1,188.930	7.64%	504,321	7.74%	424.180
3G	0.000	0.00%	0	0.00%	0.000
4G1	3,481.830	22.38%	1,392,572	21.37%	399.954
4G	5,763.090	37.05%	2,261,802	34.71%	392.463
Grass Total	15,555.820	100.00%	6,516,957	100.00%	418.940

Irrigated Total	64,513.560	59.65%	102,188,673	76.32%	1,583.987
Dry Total	27,154.440	25.11%	25,137,506	18.77%	925.723
Grass Total	15,555.820	14.38%	6,516,957	4.87%	418.940
Waste	892.430	0.83%	26,772	0.02%	29.998
Other	44.000	0.04%	25,080	0.02%	570.000
Exempt	0.000	0.00%			
Market Area Total	108,160.250	100.00%	133,894,988	100.00%	1,237.931

### As Related to the County as a Whole

Irrigated Total	64,513.560	51.40%	102,188,673	53.98%	
Dry Total	27,154.440	19.90%	25,137,506	22.82%	
Grass Total	15,555.820	19.29%	6,516,957	19.40%	
Waste	892.430	29.39%	26,772	29.39%	
Other	44.000	27.16%	25,080	27.16%	
Exempt	0.000	0.00%			
Market Area Total	108,160.250	31.28%	133,894,988	40.18%	

# 2005 Agricultural Land Detail

## County 85 - Thayer

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,499.050	7.29%	2,449,604	9.53%	1,634.104
1A	8,341.320	40.59%	13,133,415	51.12%	1,574.500
2A1	610.620	2.97%	842,995	3.28%	1,380.555
2A	481.000	2.34%	590,785	2.30%	1,228.243
3A1	3,731.020	18.16%	4,170,348	16.23%	1,117.750
3A	13.000	0.06%	12,350	0.05%	950.000
4A1	4,047.920	19.70%	3,183,777	12.39%	786.521
4A	1,826.060	8.89%	1,308,393	5.09%	716.511
Irrigated Total	20,549.990	100.00%	25,691,667	100.00%	1,250.203

### Dry:

1D1	4,763.760	7.40%	4,382,656	9.36%	919.999
1D	22,015.070	34.18%	20,253,867	43.23%	920.000
2D1	2,103.590	3.27%	1,682,872	3.59%	800.000
2D	1,462.040	2.27%	1,023,428	2.18%	700.000
3D1	17,054.650	26.48%	11,085,533	23.66%	650.000
3D	39.000	0.06%	21,450	0.05%	550.000
4D1	13,959.450	21.67%	6,979,725	14.90%	500.000
4D	3,015.670	4.68%	1,417,365	3.03%	470.000
Dry Total	64,413.230	100.00%	46,846,896	100.00%	727.286

### Grass:

1G1	1,707.610	3.95%	723,269	4.07%	423.556
1G	1,958.550	4.53%	1,134,729	6.38%	579.371
2G1	3,355.700	7.76%	1,459,753	8.21%	435.007
2G	1,611.640	3.73%	671,254	3.78%	416.503
3G1	5,472.060	12.66%	2,321,907	13.06%	424.320
3G	6.000	0.01%	2,400	0.01%	400.000
4G1	11,266.640	26.06%	4,490,358	25.26%	398.553
4G	17,849.210	41.29%	6,969,463	39.21%	390.463
Grass Total	43,227.410	100.00%	17,773,133	100.00%	411.154

Irrigated Total	20,549.990	15.85%	25,691,667	28.43%	1,250.203
Dry Total	64,413.230	49.69%	46,846,896	51.83%	727.286
Grass Total	43,227.410	33.34%	17,773,133	19.67%	411.154
Waste	1,404.770	1.08%	42,143	0.05%	29.999
Other	44.000	0.03%	25,080	0.03%	570.000
Exempt	0.000	0.00%			
Market Area Total	129,639.400	100.00%	90,378,919	100.00%	697.156

### As Related to the County as a Whole

Irrigated Total	20,549.990	16.37%	25,691,667	13.57%	
Dry Total	64,413.230	47.21%	46,846,896	42.54%	
Grass Total	43,227.410	53.61%	17,773,133	52.92%	
Waste	1,404.770	46.26%	42,143	46.26%	
Other	44.000	27.16%	25,080	27.16%	
Exempt	0.000	0.00%			
Market Area Total	129,639.400	37.49%	90,378,919	27.12%	

# 2005 Agricultural Land Detail

## County 85 - Thayer

Market Area: 3

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5,012.280	12.39%	8,928,103	14.53%	1,781.245
1A	20,378.210	50.37%	36,321,347	59.12%	1,782.361
2A1	2,064.360	5.10%	2,970,928	4.84%	1,439.152
2A	537.000	1.33%	689,046	1.12%	1,283.139
3A1	4,983.147	12.32%	5,899,300	9.60%	1,183.850
3A	0.000	0.00%	0	0.00%	0.000
4A1	5,487.920	13.57%	4,860,895	7.91%	885.744
4A	1,992.870	4.93%	1,764,115	2.87%	885.213
Irrigated Total	40,455.787	100.00%	61,433,734	100.00%	1,518.540

### Dry:

1D1	4,368.940	9.74%	4,259,721	11.17%	975.001
1D	19,997.336	44.57%	19,497,425	51.11%	975.001
2D1	2,385.610	5.32%	2,135,121	5.60%	895.000
2D	456.000	1.02%	360,240	0.94%	790.000
3D1	7,727.100	17.22%	5,911,234	15.50%	765.000
3D	7.000	0.02%	4,340	0.01%	620.000
4D1	8,001.890	17.84%	4,961,173	13.01%	620.000
4D	1,921.690	4.28%	1,018,497	2.67%	530.000
Dry Total	44,865.566	100.00%	38,147,751	100.00%	850.267

### Grass:

1G1	1,548.500	7.09%	694,746	7.47%	448.657
1G	1,771.820	8.11%	1,040,755	11.20%	587.393
2G1	1,422.690	6.51%	680,045	7.32%	477.999
2G	774.830	3.55%	328,029	3.53%	423.356
3G1	2,072.350	9.48%	891,339	9.59%	430.110
3G	0.000	0.00%	0	0.00%	0.000
4G1	5,353.150	24.50%	2,147,300	23.10%	401.128
4G	8,907.010	40.76%	3,512,793	37.79%	394.385
Grass Total	21,850.350	100.00%	9,295,007	100.00%	425.393

Irrigated Total	40,455.787	37.46%	61,433,734	56.39%	1,518.540
Dry Total	44,865.566	41.55%	38,147,751	35.02%	850.267
Grass Total	21,850.350	20.23%	9,295,007	8.53%	425.393
Waste	739.370	0.68%	22,180	0.02%	29.998
Other	74.000	0.07%	42,180	0.04%	570.000
Exempt	0.000	0.00%			
Market Area Total	107,985.073	100.00%	108,940,852	100.00%	1,008.851

### As Related to the County as a Whole

Irrigated Total	40,455.787	32.23%	61,433,734	32.45%	
Dry Total	44,865.566	32.88%	38,147,751	34.64%	
Grass Total	21,850.350	27.10%	9,295,007	27.68%	
Waste	739.370	24.35%	22,180	24.35%	
Other	74.000	45.68%	42,180	45.68%	
Exempt	0.000	0.00%			
Market Area Total	107,985.073	31.23%	108,940,852	32.69%	

# 2005 Agricultural Land Detail

## County 85 - Thayer

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	125,519.337	189,314,074
Dry	0.000	0	116.110	91,340	136,317.126	110,040,813
Grass	0.000	0	80.320	35,404	80,553.260	33,549,693
Waste	0.000	0	20.840	625	3,015.730	90,470
Other	0.000	0	0.000	0	162.000	92,340
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>217.270</b>	<b>127,369</b>	<b>345,567.453</b>	<b>333,087,390</b>

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	125,519.337	189,314,074	125,519.337	36.30%	189,314,074	56.81%	1,508.246
Dry	136,433.236	110,132,153	136,433.236	39.46%	110,132,153	33.05%	807.223
Grass	80,633.580	33,585,097	80,633.580	23.32%	33,585,097	10.08%	416.515
Waste	3,036.570	91,095	3,036.570	0.88%	91,095	0.03%	29.999
Other	162.000	92,340	162.000	0.05%	92,340	0.03%	570.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>345,784.723</b>	<b>333,214,759</b>	<b>345,784.723</b>	<b>100.00%</b>	<b>333,214,759</b>	<b>100.00%</b>	<b>963.648</b>

\* Department of Property Assessment & Taxation Calculates

## 2005 County Abstract of Assessment for Real Property, Survey

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### Staffing and Funding Information

<b>Deputy(ies) on staff</b>	1	<b>Adopted Budget</b>	147009
<b>Appraiser(s) on staf</b>	0	<b>Requested Budget</b>	147009
<b>Other full-time employees</b>	1	<b>Appraisal</b>	25500
<b>Other part-time employees</b>	0	<b>Education/Workshop</b>	1000
<b>Shared employees</b>	0	<b>County Reappraisal Budget</b>	0
		<b>Other</b>	0

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### Residential Appraisal Information

	<b>Residential Urban</b>	<b>Residential Suburban</b>	<b>Residential Rural</b>	<b>Residential Ag</b>
<b>Data Collection by Whom</b>	Assr\Othr	Assr\Othr	Assr\Othr	Assr\Othr
<b>Valuation by Whom</b>	Appraiser	Appraiser	Appraiser	Appraiser
<b>Reappraisal Date</b>	2000	2002	2004	2004
<b>Pickup Work by Whom</b>	Assr\Othr	Assr\Othr	Assr\Othr	Assessor
<b>Marshall Date</b>	2000	2000	2000	2000
<b>Depreciation Date</b>	2004	2002	2002	2002
<b>Market Date</b>	2004	2002	2002	2002
<b># of Market Areas</b>	0	0	0	0

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### Commercial, Industrial and Agricultural Appraisal Information

	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>
<b>Data Collection by Whom</b>	Assr\Othr	Appraiser	Assr\Othr
<b>Valuation by Whom</b>	Contractor	Contractor	Contractor
<b>Reappraisal Date</b>	2002	2000	2004
<b>Pickup Work by Whom</b>	Contractor	Contractor	Assr\Othr
<b>Marshall Date</b>	2000	2000	2000
<b>Depreciation Date</b>	2000	2000	2002
<b>Market Date</b>	2002	2000	2004
<b>Income Date</b>	2004	2004	
<b># of Market Area</b>	0	0	3
<b>Record Maintenance</b>			Assr\Othr
<b>Soil Survey Date</b>			1995
<b>Land Use Date</b>			2004
<b>Who Completed Land Use</b>			Assr\Othr
<b>Last Inspected</b>			

## 2005 County Abstract of Assessment for Real Property, Survey

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### Computer and Automation Information

<b>CAMA software used (if applicable)</b>	CAMA 2000
<b>Administration software used (if applicable)</b>	County Solutions
<b>GIS software used (if applicable)</b>	GISWorkShop
<b>Personal Property software</b>	County Solutions

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### Annual Maintenance Information

	<b># of Permits</b>	<b># of Information Statements</b>	<b>Other</b>
<b>Residential</b>	25	29	0
<b>Commercial</b>	9	6	0
<b>Industrial</b>	1	1	0
<b>Agricultural</b>	28	5	0

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### Mapping Information

<b>Cadastral Date</b>	1970
<b>Cadastral Book Maintenance</b>	Staff
<b>CityZone</b>	
<b>Zoning Date</b>	2002
<b>Cities with Zoning:</b>	DESHLER
	HEBRON



## 2005 County Abstract of Assessment for Real Property, Survey

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### Contracted Services: Administrative Services

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
County Solutions	9600	6/30/2004
MAINTAIN DATA BASE AND PROGRAMMING REQUIREMENTS OF DPAT. AS WELL AS PREPARING FORMS FOR STATUTORY FILINGS.		

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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### Appraisal Services

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
GREAT PLAINS	14000	6/30/2004
SALES REVIEW AND PICKUP WORK AS WELL AS APPRAISAL UPDATES AND DEPRECIATION STUDIES.		

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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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Name of Contractor/Vendor	Cost	Expiration Date of Contract
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## **2005 County Abstract of Assessment for Real Property, Survey**

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### **Assessor Comments**

THE ASSESSMENT PROCESS IN THAYER COUNTY IS AN ONGOING PROCESS. THAYER COUNTY HAS NOT DONE A COMPLETE REAPPRAISAL SINCE THE PROJECT THAT BEGAN IN 1989 AND FINISHED IN 1990. THAT ALONE MAY LEAD SOME TO BELIEVE THAT THE COUNTY IS BEHIND IN ITS ASSESSMENTS OF REAL PROERTY. IN REVIEW OF THE 5 YEAR PLAN OF ASSESSMENT ONE CAN SEE THE PROGRESS THE COUNTY HAS MADE IN KEEPING PACE WITH ASSESSMENTS. ON A ROTATING BASIS RESIDENTIAL PROPERTIES ARE REVIEWED IN THE 11 TOWNS AS WELL AS THE RURAL RESIDENTIAL AND AGRICULTURAL OUTBUILDINGS. THAYER COUNTY ALSO REVIEWS THE COMMERICAL PROPERTIES IN THE CYCLICAL PROCESS. THE AGRICULTURAL LAND IS REVIEWED ON AN ANNUAL BASIS AND ADJUSTMENTS ARE WARRANTED. IN ANSWERING THE SURVEY QUESTIONS IT IS DIFFICULT TO TELL OF THE PROCESS WHEN THERE IS ONLY ROOM FOR ONE CHOICE. THAYER COUNTY DOES USE CONTRACTORS TO PERFORM SOME FUNCTIONS BUT IT IS ONLY ONE PART OF THE PROCESS. THE ASSESSOR AND STAFF TAKE AN ACTIVE ROLE IN THE ANNUAL PICK UP WORK ALONG WITH THE CONTRACT APPRAISER. AS FOR THE DATES THEY CAN ALSO BE MISUNDERSTOOD. IN DOING SALES STUDIES WE MAY USE A DIFFERENT DATE DEPRECIATION IN ONE TOWN THAN ANOTHER BECAUSE WE DO NOT DO ALL RESIDENTIAL IN THE SAME YEAR. ALSO WE USE THE SAME COST TABLES UNTIL COMPLETE A CYCLE FOR THE RESIDENTIAL FOR THE ENTIRE COIUNTY. OCCASIONALLY WE ADJUST THE CYCLE TO MATCH THE CHANGING MARKETS THAT WE NOTE IN OUR ONGOING SALES REVIEW. FOR 2005 WE ALSO MADE PERCENTAGE ADJUSTMENTS TO COUNTERACT THE EFFECTS OF A TERC ADJUSTMENT FORN THE PREVIOUS YEAR TO BRING US IN AN ACCEPTABLE RANGE TO MEET STATUTORY REQUIREMENTS.

# **Update to the Five Year Plan of Assessment For THAYER COUNTY**

## **Plan of Assessment**

Pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, the assessor shall submit a Plan Of Assessment to the county board of equalization and the Department of Property Assessment and Taxation on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoption, of each five-year plan. The plan and update shall examine the level, quality and uniformity of assessment in the county.

## **Parcel Count**

In reviewing the 2004 abstract, the real property within Thayer County is comprised of the following: 2,800 residential parcels of which 602 are unimproved, 538 commercial parcels of which 107 are unimproved, 3 industrial parcels, 0 recreational, and 3,044 agricultural parcels of which 2,015 are unimproved. Among the improved agricultural parcels are 571 sets of Home Site improvements. There are also 468 Exempt parcels.

## **Valuation Base Per Class**

The total real estate valuation base for Thayer County, total Real Value from the 2003 abstract is \$466,971,211. The residential class is approximately 17

% of that total, the commercial/industrial classes are approximately 6 % of the total and the agricultural class is 77% of the total. The remaining, less than 0.01% is for parcels classed as recreational.

## **Staff/Budget**

The Thayer County assessor's office personnel consists, of the assessor, the deputy assessor, and 1 other full time clerical staff to see to the administrative duties of the office. The Assessor and Deputy presently hold a State of Nebraska assessor's certificate, and have attended the necessary courses for their continuing education hours required by the State of Nebraska to remain a certificate holder. The assessor actively participates in the appraisal process and is assisted by a contracted licensed appraiser. The appraisal company handles the commercial parcels, the complex pick-up work and most of the sale review as well as the statistical analysis. The outside appraisal firm, namely Great Plains Appraisal Co., also handles any other ongoing projects as needed. The total budget for 2004-2005, was \$147,009, in the assessor's budget, there is a total of \$23,000 budgeted for all appraisal work, \$1,000 for education, and no identified miscellaneous budget.

## **Software/Mapping**

The Thayer County assessor's office utilizes the administrative system MIPS/County Solutions, provided by and supported by NACO. The county costing is done using the Marshall Swift/Microsolve for the residential and commercial improvements and the ag-buildings. The county administrative system includes the Microsolve CAMA package. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made.

The original date of Thayer County's cadastral maps is 1970. There have not been any official updates, since that time. The ownership names and property lines are routinely maintained by the assessor's office and are considered to be up to date. The soil survey used in Thayer County was published in 1968, the county uses the August 1995 soil conversion and land use is updated annually by physical inspections

### **Sales Review/ Verification**

The assessor's office makes an initial qualification decision based on the information contained on the 521 document and the personal knowledge of the assessor and the assessor's staff. Thayer County relies on its field inspection and on-site interview for nearly all verification of sales. The county is also using a written sales verification on all agricultural sales the survey is mailed to the new owner of record when the office receives a transfer. During the sale review process of Residential and Commercial property, the assessor accompanies the contract appraiser, to get his own perspective of the sales in the county. During the inspection the property record card is reviewed and the improvements are measured. At the time of inspections the assessor or appraiser attempts to interview the buyer to gather information as to determine what was physically present at the time of the sale. The assessor uses this information to guide future appraisal decisions and to develop a sales comparison book for various classes of property. The sales review also helps the county determine general appraisal needs and geographical areas of appraisal need. The assessor's office also evaluates the accuracy of their current records.

### **County Progress for the Three Property Classes**

The county assessor's office annual practice is to complete all of the pick-up, review sales of all classes, prepare an analysis of those classes and determine, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year. For residential property in 2004 assessment year there were no major areas that were reviewed.

For commercial property the county is reviewing sales as well as recent statistics. At this time the County has updated the property record cards and updating cost tables. The Commercial class of property was the last to be converted to the CAMA 2000 costing.

For the agricultural class of property a sales review and analysis is completed each year with the help of Great Plains Appraisal. When this is complete market areas are reviewed to determine if adjustments are needed. For 2004 changes were implemented in all market areas.

## **Level/Quality/Uniformity**

The following are the 2004 statistical measures of central tendency as determined by the Property Tax Administrator for Thayer County, Nebraska. These statistical measures are based on the “2.5% Trimmed” sales statistical reports. The statistical studies for the Agricultural Class of real property are based on the “unimproved agricultural” sales statistical reports.

Property Class	Assessment-Sales Median Ratio	Coefficient of Dispersion (COD)	Price Related Differential (PRD)
Residential	99	8.55	102.78
Commercial	99	39.06	124.92
Agricultural	78	16.88	103.29

## **Assessment Plan for Agricultural Land**

The Thayer County Assessors office annually reviews all agricultural land sales to establish market values for Agricultural land. Great Plains appraisal is under contract to assist in setting values for the Agricultural land. In the review of the sale the assessor determines which sales are arms length, generally by firsthand knowledge, contact with the seller and then agent, or through the buyer. The Assessors office has implemented a written sales review questionnaire that is mailed out to the new owner of record. Great Plains does the statistical analysis to show market trends in the county. At this time the three market areas the county uses are sufficient to equalize Agricultural values in the county and to maintain the level of value as required by statute. This process is completed each assessment cycle market areas are reviewed and Land Value Groups(LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 74% to 80% range as required by statute.

## **Assessment Plan for Residential Property**

The Thayer County Assessors office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The assessor and contract appraiser through a sales review process measure and inspect sold properties and determine if valuations are maintaining statutory requirements. The following is the anticipated cycle the county is on. The schedule is for a market and depreciation for the following towns.

2005 The towns of Bruning, Belvidere, Carleton, and Davenport

2006 The towns of Alexandria, Gilead, Hubbell, Chester, and Byron.

2007 The town of Hebron.

2008 The town of Deshler.

2009 Rural Residential.

## **Assessment Plan for Commercial Property**

The commercial was reviewed for the 2004 assessment year. Annually the assessor's office conducts a sales review process much the same as residential property. Physical inspections along with verifying measurements are conducted at the time of the sale. Great Plains Appraisal along with the assessor conducts the sales review. Generally the buyer is contacted and an interior inspection is completed as soon as possible after the transfer. The sales review is a constant process, if the sales assessment ratio is showing a tendency of falling outside the range the office is prepared to do a complete review or just in the towns where warranted. The county is presently updating the cost tables for Commercial property in the county.

Thayer County Assessor

Russell L. Loontjer

State of Nebraska  
Department of Property Assessment and Taxation

**2004 Progress Report for  
Thayer County**

**Introduction**

State law establishes the framework within which the assessor must operate. A real property assessment system requires that an operation or procedure be done completely and in a uniform manner each time it is completed. Accurate and efficient assessment practices represent prudent expenditure of tax monies, establish taxpayer confidence in local government, and enable the local government to serve its citizens more effectively.

**Plan of Assessment**

Pursuant to Neb. Rev. Stat. Section 77-1311(8), (R. S. Supp., 2003), the assessor shall submit a Plan of Assessment to the county board of equalization and the Department of Property Assessment and Taxation, hereinafter referred to as the Department, on or before September 1, 2001, and every five years thereafter. The assessor shall update the plan each year between the adoptions of each five-year plan. The plan and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31 each year.

**Purpose of the Department's 2004 Progress Report**

The Department's Progress Report shall be based on reports and statistics developed by class and subclass of real property. The intent of the Progress Report is to provide a review of the assessor's actions for residential, commercial and agricultural property classes, and how these actions affect the overall level, quality, and uniformity of assessment of the three classes and the various subclasses.

For 2004, the Progress Report will contain two elements offering assistance in the measurement of assessment practices. The first element to be developed is a section on Standards; this portion of the report will consist of a set of minimum acceptable standards against which the assessment practices of a county will be measured. The second element will consist of topic(s) that have been chosen as data gathering subjects this year, which will be used to develop standards for measurement in future years.

The Progress Report offers guidance to the assessor in the preparation and update of their 2004 Five-Year Plan. In addition, the Progress Report will offer suggestions to the assessor to assist in the planning of cyclical inspection, review and appraisal processes. Using the 2003 Five-Year Plan and statistical analysis as a guide, the Progress Report may be used by the assessor to

extend the assessor's plan over its five year projection to indicate classes and subclasses that are in need of attention or have been omitted from the previous planning process and make recommendations accordingly.

## **Standards**

### **I. Sales Review Standards**

The Sales Review Standards were prepared to outline the minimum acceptable effort of sale review. The purpose of sale review is to make a qualification determination about the usability of each sale for measurement purposes. More intensive review procedures for use in the assessment and appraisal process are encouraged, but not required in this standard. This process should also be systematically extended to all classes to support the qualification decision that the assessor must make for each sale. This process must be verifiable by written documentation supplied by the assessor.

There are four standards for the sales review standard:

*Standard One (1): All sales shall be deemed to be arm's length transactions unless through the verification process the sale is found to be a non-arm's length transaction. (77.1327(2))*

*Standard Two (2): All sales involving personal property (tangible and/or intangible) and outliers (those exhibiting a fifty-percent point deviation from the top end of the acceptable range for residential and commercial properties, and those exhibiting a forty-percent point deviation from the top end of the acceptable range for agricultural unimproved) must be verified with a primary party to the sale or knowledgeable third party. The verification may be accomplished by telephone, in person, or questionnaire.*

*Standard Three (3): Regardless of what interview (or verification) method is used, there shall be an established or uniform set of questions used for each interview and the responses must be recorded in written form and maintained in a readily accessible manner.*

*Standard Four (4): Only adjustments for personal property and intangible personal property (goodwill, going-concern value, etc.) that are verified with one of the primary parties to the sale or a knowledgeable third party should be made by the assessor, with the following consideration, "If the stated value of personal property is more than 5 percent of the total sale price for residential property or more than 25 percent for commercial property, the sale should be excluded unless the sales sample is small and there is strong evidence to support the value estimate of the personal property." [The International Association of Assessing Officers, Standard on Ratio Studies, 1999.] IAAO does not address personal property adjustments in the agricultural class; therefore it is the opinion of the Department that adjustments to agricultural land sales shall be considered in the same manner as the commercial class of property.*



## **Findings of Sales Review Standards**

*Standard One (1)* – It is Thayer County’s practice to qualify all sales unless found to be non arms-length through the sales verification process.

*Standard Two (2)* – Thayer County attempts to verify all sales, with the exception of obvious non arm’s length sales. Thayer County does not delineate whether a sale is reviewed by personal property inclusion or outlying ratios. However, they pay special attention to theses types of sales to be certain that the sale price represents what sold. The assessor and staff do most of the sale qualification with further verification and inspection contracted to Great Plains Appraisal. Typically, the sale is verified with the buyer at the time of inspection. The county estimates that they are able to completely inspect and verify about 80% of residential sales, 100% of commercial sales, and 75% of agricultural improved and agricultural residential sales.

*Standard Three (3)* – Thayer County uses a standard sales verification form for residential and commercial sales. This task is contracted to Great Plains Appraisal. The appraiser also takes the record card information along to the sales review and makes notes within the record file about changes to the property. The sales review questionnaire is usually answered by the buyer since the buyer is usually occupying the house during the inspection. An agricultural form was developed in the month of June 2004, and has been mailed out since the development was completed. The agricultural form is mailed to buyer. Questionnaires are kept in the sales books, which are readily accessible.

*Standard Four (4)* – Thayer County only makes adjustments if there is a documented inventory of the items, which is then followed up through the verification process. Thayer County does disqualify sales if the personal property is more than five percent of the total sale price for residential property, or more than twenty-five percent for commercial and agricultural property.

## **Conclusion**

Thayer County meets all four sales review standards with the recent implementation of the agricultural questionnaire. During the Progress Report interview, the assessor provided a copy of the new agricultural questionnaire. Sales books were reviewed for questionnaires with documentation.

## **II. Property Record Keeping Standards**

Pursuant to REG-10-001.10 property record file shall mean a file that contains the property record card, worksheets, supplemental data, and transfer information. All portions of the property record file shall be interrelated through codes and references, which shall be recorded on the property record card. This may be in the form of an electronic file that can be printed on demand. The Department does not recommend a particular style for a property record file. REG-10-004 requires that every assessor shall prepare and maintain a property

record file which shall include a property record card, for each parcel of real property including improvements on leased land and exempt properties, in the county.

Therefore, for the property record keeping review there are three standards:

*Standard One (1): Each property record card shall contain an area for the name and address of the current owner. There shall also be an area for the documentation of ownership changes and the noting of splits or additions to the original parcel during the past five years. 10-004.01A (3), 10-004.01A (2), and 10-004.01A (11). For the ability to locate a parcel of real property it shall be required that the legal description, situs of the property, and cadastral map or GIS reference number be a part of the record card. 10-004.01A (1), 10-004.01A (4), and 10-004.01A (5). The current property classification code shall be a part of the record card. 10-004.01A (6). The record card shall show tax district information as determined by the county 10-004.01A (7). Current year and one or more prior years history of the final assessed value of land and improvements. 10-004.01A (8).*

*Standard Two (2): The property record file shall contain a picture of the major improvement on the improved parcels. 10-004.01B (1). A sketch of the improvement or main structures if applicable. 10-004.01B (2). A ground plan sketch or aerial photograph if there are multiple improvements in addition to the main structures if applicable. 10-004.01B (3). School district codes as prescribed by the Department of Property Assessment and Taxation. 10-004.01B (4). Four or more prior year's history of the final assessed value of land and improvements. Also a complete history of each incremental adjustment or change made within an assessment year to the assessed value of the parcel recorded in the file, including the nature of the change and an indication of assessment body or official ordering the change. 10-004.01B (5). Other codes created by the assessor that are relevant to the specific parcel, such as coded expressions for the legal description, account numbers or other identifiers. 10-004.01B (6). All information or reference to all records or working papers relevant to the valuation of the property. Examples are, but not limited to; the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis.*

*Standard Three (3): The three approaches to value are cost, income and sales comparison. The Cost Approach is the approach to value which is based upon the principle of substitution that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. (50-001.13). The Income Approach shall mean the approach to value which converts anticipated benefits to be derived from the ownership of property into a value estimate (50-001.15). The Sales Comparison Approach shall mean a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. (50-001.16). The Assessor shall make the final estimation of value, depending on one or more approaches to value, on each parcel of real property. The property record file shall contain a correlation section that summarizes the results of each approach to value that has been completed for the parcel. Also there shall be a narrative statement that provides an explanation of the correlation*

*process and the final estimate of value. 10.004.01B (7). This final value estimate shall be consistent with the value reported on the property record card and notice of valuation change.*

### **Findings of Property Record Keeping Standards**

*Standard One (1)* – It appears that Thayer County has the recommended information that is described in Standard One. Thayer County has recently implemented GIS and the GIS reference number is the parcel identification number.

*Standard Two (2)* – Thayer County meets most of the requirements of Standard Two. School district codes prescribed by the department are not on all of the property record cards, but, the school district code does appear in the electronic file. There is not a reference to the relevant appraisal tables but each record is tied to this data in the interrelated tables within the CAMA. The depreciation tables are kept in a separate manual that contains the working documents that were used to develop the depreciation levels.

*Standard Three (3)* – Thayer County does not complete a correlation section that identifies each approach to value along with a reconciliation statement for the final value estimate. Thayer County uses the cost and sales comparison approaches to value. Summary sheets are printed from the CAMA system showing the cost approach to value and are placed in the property record file. The final value estimate matches the value reported on the property record card and notice of valuation change.

### **Conclusion**

Thayer County does not meet all of the requirements in Standards Two and Three. As part of Standard Two, the property record file should reference the working papers relevant to the valuation of the property, such as, the relevant cost tables, depreciation tables, land valuation tables, income analysis, and sales comparison analysis. To meet the all the requirements of Standard Three, Thayer County needs to complete a correlation section that identifies each approach as well as a narrative statement that provides an explanation of the correlation process and the final estimate of value.

### **III. Five Year Plan of Assessment Standards**

There are several key elements that must be present for the Five-Year Plan to accomplish its intended purpose. When the Department reviews the county's present plan, they will direct their suggestions toward whether the plan utilizes the statistical sections of the most current and prior Reports and Opinions to suggest priority actions to the assessor.

Since one of the most basic purposes of the Five-Year Plan is to assure that over a five year time frame that each parcel of real property in the county has been inspected, it is imperative that the plan describe a systematic and repeatable process that will take place in a five year or shorter cycle.

All classes or subclasses or parts of classes or subclasses should be covered in the plan.

For the purpose of this report, the definitions of the following terms found in REG-50-001 are applicable. Appraisal, reappraisal and mass appraisal, (paragraph 001.02), appraisal process, (paragraph 001.03), appraisal update, (paragraph 001.05), appraisal maintenance or pick-up work, (paragraph 001.06), appraisal or assessed value adjustment, (paragraph 001.22) and other terms defined or used in the Assessment Process Regulations as necessary.

The details of each assessment process should be described within a written procedures manual. An example that should be contained in a county procedures manual is the Steps in a Revaluation that was drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

### **Steps in a Revaluation**

1. Performance Analysis – ratio study
2. Revaluation Decision
3. Analysis of Available resources
  - Staff
  - Data processing support
  - Existing system and procedures
  - Budget
4. Planning and organization
  - Objectives
  - Work plans and assignment of responsibilities
5. System acquisition or development
  - Forms, manuals, and valuation schedules
  - Software
6. Pilot Study
7. Data collection
  - Property characteristics data
  - Sales, income/expense, and cost data
8. Valuation
  - Initial Values
  - Testing, refinement, and final values
9. Value Defense
  - Informal hearing
  - Appeal boards
10. Final ratio study

For the five-year plan of assessment there are six standards:

*Standard One (1): The plan should be formatted by year for the five years it entails and address each property class/subclass for that year.*

*Standard Two (2): The plan should address level of value and quality of assessment.*

*Standard Three (3): Budgeting, staffing, and training issues should be discussed.*

*Standard Four (4): There should be a time line for accomplishing goals.*

*Standard Five (5): Although historical information may be useful it should be kept to a minimum and not be redundant of information that may already be included in the abstract or survey; the focus should be on current and future goals.*

*Standard Six (6): The plan should contain detailed information on what will be required for physical inspections; anticipated number of parcels that will be done, is it done off-site, on-site, does it include interior inspections, who will do it and are they qualified, and what characteristics are they looking for. Include language in the plan as to what is actually meant by reappraisal, update, review and so forth so it is clearly understood what is going to be done. The plan should indicate which portion of the county will be reappraised, i.e. one-fourth of the county every year, and be uniquely identified, for example by neighborhoods, assessor location, market area or, townships.*

#### **Findings of Five Year Plan of Assessment**

*Standard One (1)* – Thayer County’s five year plan is formatted by property class and appraisal functions. The plan addresses the Residential class by year and includes five years of plans of the properties by town. The plan does not address commercial or agricultural property in the same manner. Commercial and agricultural classes are addressed by stating what occurs in the current year.

*Standard Two (2)* – Thayer County’s five year plan contains a section titled “Level/Quality/Uniformity.” The section contains the median, coefficient of dispersion, and the price related differential for each property class. For each property class, the plan makes reference to values maintaining statutory requirements.

*Standard Three (3)* – Thayer County’s five year plan contains a “Staff/Budget” section that briefly describes the staff duties, contract appraisal, budget, and education.

*Standard Four (4)* – The County’s five year plan does not have a specific timeline for the accomplishment of goals.

*Standard Five (5)* – Thayer County’s “Parcel Count” and “Valuation Base Per Class” is historical information that is also included in the Form 45 Abstract of Assessment. Portions of the “Software/Mapping” section can be found in the Abstract as well.

*Standard Six (6)* – The plan does not include the detailed information. Physical inspections are mentioned, but are not discussed in detail. Locations are included for inspections of the residential property class, but there is no discussion of anticipated number of parcels, if the inspection is done on-site or off-site, if interior inspections will

be completed, who will be completing the inspections, and characteristics that will be looked for. It is recommended that the same process be applied to the commercial and agricultural property class as well.

### **Conclusion**

The County is encouraged to develop the five year plan in greater detail for all property classes, and on a year by year basis for commercial and agricultural properties, as has been completed for residential properties. The county would be encouraged to include detailed information for residential, commercial, and agricultural property inspections as stated in Standard Six, as well as a timeline for accomplishment of these goals.

### **Informational Data**

#### **I. Data Collection/Physical Characteristics (As it pertains to the appraisal process as outlined within the five-year plan of assessment.)**

*The assessor should be able to describe their processes to collect and maintain the physical characteristics of all parcels of real property for classification, valuation, and other purposes for both land and improvements. The characteristics gathered should be based on an analysis by the assessor of the characteristics that most affect the market. These characteristics are not necessarily limited to the physical measurements of the structures.*

### **Conclusion**

Thayer County's data collection process includes visiting the property with a copy of the property record card, taking new pictures of improvements, measuring major improvements, counting buildings, and noting any changes from the property record card. Quality and condition are also reviewed. Great Plains Appraisal assists the office staff in data collection of all three property classes.

Unimproved parcels are reviewed for land use along with the information gathered from personal property returns.

#### **II. Assessment Procedures Manual**

*Although it is not specified in regulations, it is deemed to be good assessment practice to prepare a manual that specifies office and assessment procedures. This manual should contain detailed explanations of each step in the assessment processes. The procedures described must then be followed and the taxpayers may thus be assured that the county has uniform and proportionate processes used in the valuation of their property.*

*If the county has developed a procedures manual, is the detail sufficient to permit a reader of the manual to easily understand the assessment process in place in the county.*

*Are terms like appraisal, listing, verification and review defined sufficiently and used precisely enough to adequately describe the assessment processes of the county to any reader or user of the assessment procedures manual.*

### **Conclusion**

Thayer County has not developed a procedures manual. Thayer County is encouraged to develop a procedures manual that specifies office and assessment procedures to assure taxpayers that they county has uniform and proportionate processes used in the valuation of property. The manual should include terms to describe the assessment process of Thayer County to readers and users of the manual.

# **Purpose Statements for the 2005 Reports and Opinions**

## **Commission Summary**

Displays essential statistical information from other reports contained in the R&O. It is intended to provide an overview for the Commission, and is not intended as a substitute for the contents of the R&O.

## **Property Tax Administrator's Opinions**

Contains the conclusions reached by the Property Tax Administrator regarding level of value and quality of assessment based on all the data provided by the county assessor and gathered by the Department regarding the assessment activities of the county.

## **Correlation Section**

Contains the narrative analysis of the assessment actions and statistical results which may influence the determination of the level of value and quality of assessment for the three major classes of real property. This section is divided into three parts: Residential Real Property; Commercial Real Property; and, Agricultural Land. All information for a class of real property is grouped together to provide a thorough analysis of the level of value and quality of assessment for the class of real property.

Each part of the Correlation Section contains the following sub-parts:

- I. Correlation
- II. Analysis of Percentage of Sales Used
- III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratios
- IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Sub-part I is the narrative conclusion of all information known to the Department regarding the class of property under analysis. Sub-parts II through VII compare important statistical indicators that the Department relies on when comparing assessment actions to statistical results and provide the explanation necessary to understand the conclusions reached in Sub-part I.

The Correlation Section also contains the 2005 County Abstract of Assessment for Real Property, Form 45, Compared with the 2004 Certificate of Taxes Levied (CTL) Report which compares data from two annual administrative reports filed by the county assessor. It compares the data from the 2004 CTL to establish the prior year's assessed valuation and compares it to the data from the 2005 County Abstract of Assessment for Real Property, Form 45, to demonstrate the annual change in assessed valuation that has occurred between assessment years. This report displays the amount of assessed dollars of change and the percentage change in



various classes and subclasses of real property. It also analyzes real property growth valuation in the county.

### **Statistical Reports Section**

Contains the statistical reports prepared by the Department pursuant to Neb. Rev. Stat. Section 77-1327(3) (Reissue 2003) and the *Standard on Ratio Studies*, International Association of Assessing Officers, (1999). These statistical reports are the outputs of the assessment sales ratio study of the county by the Department.

The statistical reports are prepared and provided to the county assessors at least four times each year. The Department, pursuant to 350 Nebraska Administrative Code, Chapter 12, Sales File, and *Directive 04-06, Responsibilities of the County or State Assessor and the Department of Property Assessment and Taxation in the Development of the Real Property Sales File for Assessment Year 2005*, November 10, 2004, provided Draft Statistical Reports, to each county assessor on or before Monday, September 17, 2004, based on data in the sales file as of Monday, September 13, 2004, and on or before Friday, November 19, 2004, based on data in the sales file as of Wednesday, November 17, 2004. The purpose of the Draft Statistical Reports was to provide the statistical indicators of the sales in the biannual rosters that were also provided to the county assessors on the aforementioned dates.

The Department provided the 2005 Preliminary Statistical Reports to the county assessors and the Commission on or before Friday, February 4, 2005, based on data in the sales file as of **Saturday, January 15, 2005**.

The Statistical Reports Section contains statistical reports from two points in time:

R&O Statistical Reports, in which the numerator of the assessment sales ratio is the 2005 assessed valuation of the property in the sales file as of the 2005 Abstract Filing Date.

Preliminary Statistical Reports, in which the numerator of the assessment sales ratio is the final 2004 assessed value of the property in the sales file.

All statistical reports are prepared using the query process described in the Technical Specification Section of the 2005 R&O.

### **Assessment Actions Section**

Describes practices, procedures and actions implemented by the county assessor in the assessment of real property.

### **County Reports Section**

Contains reports from and about a county which are referenced in other sections of the R&O:

## **County Abstract of Assessment for Real Property, Form 45**

A required administrative report filed annually with the Department by the county assessor. It is a summation of the 2005 assessed values and parcel record counts of each defined class or subclass of real property in the county and the number of acres and total assessed value by Land Capability Group (LCG) and by market area (if any).

## **County Agricultural Land Detail**

A report prepared by the Department. The Department relies on the data submitted by the county assessor on the Abstract of Assessment of Real Property, Form 45, Schedule IX and computes by county and by market area (if any) the average assessed value of each LCG and land use.

## **County Abstract of Assessment for Real Property, Survey**

Describes the funding and staffing of the county assessor's office.

## **2004 Progress Report**

A report prepared by the Department and presented to the county assessor on or before July 31 of each year. This report is based on reports and statistics developed by class and subclass of real property for each county. The county assessor may utilize the Progress Report in the development and update of their Five-Year Plan of Assessment. Neb. Rev. Stat. §77-1311(8) (Reissue 2003). The Progress Report contains two sections that offer assistance in the measurement of assessment practices. The first section contains a set of minimum standards against which assessment practices of a county are measured. The second section contains two topics chosen by the Department which are practices or procedures that the Department is studying for development of future standards of measurement.

## **The County Assessor's Five-Year Plan of Assessment-Update**

The Five-Year Plan of Assessment is prepared by the county assessor and updated annually, pursuant to Neb. Rev. Stat. §77-1311(8) (Reissue 2003). It explains the scope and detail of the assessment processes planned by the county assessor for the current and subsequent four assessment years.

## **Special Valuation Section**

The implementation of special valuation in a county, in whole or in part, presents challenges to the measurement of level of value and quality of assessment of special value and recapture value. Special valuation is a unique assessment process that imposes an obligation upon the assessment officials to assess qualified real property at a constrained taxable value. It presents challenges to measurement officials by limiting the use of a standard tool of measurement, the assessment sales ratio study. The Purpose provides the legal and policy framework for special valuation and

describes the methodology used by the Department to measure the special value and recapture value in a county.

**Special valuation is deemed implemented if the county assessor has determined that there is other than agricultural or horticultural influences on the actual value of agricultural land and has established a special value that is different than the recapture value for part or all of the agricultural land in the county. If a county has implemented special valuation, all information necessary for the measurement of agricultural land in that county will be contained in the Special Valuation Section of the Reports and Opinions of the Property Tax Administrator.**

#### **Nebraska Constitutional Provisions:**

Article VIII, Section 1, subsection 1: Requires that taxes be levied by valuation uniformly and proportionately upon all real property and franchises except as provided by the constitution.

Article VIII, Section 1, subsection 4: Allows the Legislature to provide that agricultural land, as defined by the Legislature, shall constitute a separate class of property for tax purposes and may provide for a different method of taxing agricultural land which results in valuations that are not uniform and proportionate with other classes of real property but are uniform and proportionate within the class of agricultural land.

Article VIII, Section 1, subsection 5: Allows the Legislature to enact laws to provide that the value of land actively devoted to agricultural use shall for property tax purposes be that value that the land would have for agricultural use without regard to any value such land might have for other purposes and uses.

#### **Nebraska Statutory Provisions for Agricultural Land:**

77-112: Definition of actual value. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

77-201: Property taxable; valuation; classification. (1) Except as provided in subsections (2) and (3) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value. (2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and

shall be valued at eighty percent of its actual value. (3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at eighty percent of its special value as defined in section 77-1343 and at eighty percent of its recapture value as defined in section 77-1343 when the land is disqualified for special valuation under section 77-1347.

77-1359(1): Definition of agricultural land. Agricultural land and horticultural land shall mean land which is primarily used for the production of agricultural or horticultural products, including wasteland lying in or adjacent to and in common ownership or management with land used for the production of agricultural or horticultural products. Land retained or protected for future agricultural or horticultural uses under a conservation easement as provided in the Conservation and Preservation Easements Act shall be defined as agricultural land or horticultural land. Land enrolled in a federal or state program in which payments are received for removing such land from agricultural or horticultural production shall be defined as agricultural land or horticultural land. Land that is zoned predominantly for purposes other than agricultural or horticultural use shall not be assessed as agricultural land or horticultural land.

#### **Nebraska Statutory Provisions for Special Valuation:**

77-1343(5): Definition of recapture valuation. Recapture valuation means the actual value of the land pursuant to section 77-112.

77-1343(6): Definition of special valuation. Special valuation means the value that the land would have for agricultural or horticultural purposes or uses without regard to the actual value the land would have for other purposes or uses.

#### **Nebraska Statutory Provisions for Measurement of Level of Value:**

77-1327(4): For purposes of determining the level of value of agricultural and horticultural land subject to special valuation under sections 77-1343 to 77-1348, the Property Tax Administrator shall annually make and issue a comprehensive study developed in compliance with professionally accepted mass appraisal techniques to establish the level of value if in his or her opinion the level of value cannot be developed through the use of the comprehensive assessment ratio studies developed in subsection (3) of this section.

#### **Discussion of the Constitutional and Statutory Provisions:**

Nebraska law requires that all values of real property for tax purposes shall be uniform and proportionate. Agricultural land may be treated differently from other real property for tax purposes, but the assessed values shall be uniform and proportionate within the class of agricultural land. Additionally, agricultural land may be valued for tax purposes at its value solely for agricultural use without regard to the value the land might have for any other purpose and use; however, these values must be uniform and proportionate within the application of this constitutional provision.

Nebraska's statutory structure for the valuation of agricultural land is fairly straightforward. The valuation policy is based on actual or market value. Actual value is a common, market standard that is used to determine the value of a property for many purposes, including taxation. Actual value is also a measure that is governed by practices and principles familiar to most people. Additionally, using actual value as the standard by which to determine valuation of real property provides the property owner with the ability to judge the proportionality of the valuation with other like property or other classes of property.

### **Discussion of Special Valuation:**

The policy of special valuation was developed as the conversion of agricultural land to other uses demanded action for two purposes: one, the systematic and planned growth and development near and around urban areas; and two, to provide a tax incentive to keep agricultural uses in place until the governing body was ready for the growth and development of the land. Special value is both a land management tool and a tax incentive for compliance with the governing body's land management needs. As alternative, more intensive land uses put pressure for the conversion of underdeveloped land, economic pressures for higher and more intensive uses from non-agricultural development provide economic incentives to landowners to sell or convert their land. Governments, in order to provide for the orderly and efficient expansion of their duties, may place restrictions on landowners who convert land from one land use to a higher more intensive land use. Additionally, the existing landowners who may wish to continue their agricultural operations have an incentive to continue those practices until the governing body is ready for the conversion of their property to a more intensive use.

Without special valuation, existing agricultural landowners in these higher intensive use areas would be forced to convert their land for tax purposes, as the market value of the land could be far greater than its value for agricultural purposes and uses. The history of special valuation would indicate that the other purposes and uses are those not normally or readily known within the agricultural sector and are more intensive, requiring the greater need for governmental services, such as residential, recreational, commercial or industrial development.

There are two scenarios that exist when special valuation is implemented in a county:

One, special valuation is applicable in a defined area of the county or only for certain types of land in the county. In these situations the county has found that use of the land for non-agricultural purposes and uses influences the actual value of some of the agricultural land in the county. In these situations, the Department must measure the level of value of agricultural land, special value, and recapture value. If the methodology of the assessor states that the assessor used sales of similar land that are not influenced by the non-agricultural purposes and uses of the land, then the sales of uninfluenced land are used to determine the special valuation of the influenced land. The sales of the influenced land are used to determine the recapture value of the influenced land. The sales of agricultural land that are not influenced by the non-agricultural purposes and uses are used to measure the level of value of uninfluenced agricultural land.

Two, special valuation is applicable in the entire county. In this situation the county has found that the actual value of land for other purposes and uses other than agricultural purposes and uses influences the actual value of all of the agricultural land in the county. In these situations, the Department must measure the level of value of special value and recapture value.

### **Measurement of Special Valuation**

The Department has two options in measuring the level of value of special valuation. In a county where special valuation is not applicable in the entire county and the land that is subject to special value is similar to agricultural land that is not subject to special value, the Department can analyze the level of value outside the special valuation area and determine if the level of value in that area should be deemed to be the level of value for special valuation. If the land in the special value area is dissimilar to other agricultural land in the county so there is no comparability of properties, the Department would analyze the valuations applicable for special value to determine if they correlate with the valuations in other parts of the county, even though direct comparability may not exist.

In a county where the special valuation is applicable throughout the entire county, the Department has developed an income based measurement methodology which does not rely on the sales of agricultural land in the county. In developing this methodology, the Department considered all possible mass appraisal techniques. There is, however, no generally accepted approach for the measurement of constrained values. For example, the assessment/sales ratio study measures influences of the “whole” market. In counties where there are nonagricultural influences throughout the county, there are no sales in that county without a nonagricultural influence on value. As a result, the Department had to examine and adapt professionally accepted mass appraisal techniques to the measurement of special valuation other than the assessment sales ratio. As the Department analyzed the three professionally accepted mass appraisal techniques relating to the valuation of real property, the Department discarded the use of the cost approach as not being suited to the analysis of unimproved agricultural land. With respect to the sales comparison approach, in counties that are 100 percent special valuation, any sales data would have to be “surrogate” sales from other counties where nonagricultural influences have no impact on sales of agricultural land. This analysis would provide a significant level of subjectivity in terms of whether the counties from which the surrogate sales are drawn are truly comparable to the county that is being measured. The Department ultimately chose to adapt the income approach to this process. First, the income approach could rely on income data from the county being measured. Second, the Department could, to some degree, reduce the subjectivity of the process because nonagricultural influences do not influence the cash rent that land used for agricultural purposes commands in the market place.

#### **Rent Data**

For purposes of determining the income for the Department’s measurement technique, the Department gathered cash rent data for agricultural land. There were three sources for cash rent data. One, the annual study done by the University of Nebraska, Lincoln, titled *Nebraska Farm Real Estate Market Developments 2003-2004*. Two, the Board of Educational Lands and Funds

(BELF), which provides a statewide schedule of crop land rental rates and grass land rental rates. The databases provided by BELF contained a summary presentation of all of the rental contracts that were examined by county, parcel size, land use, contract rent, BELF rent estimate and classification and notes relating to lease conditions. This data was provided for both cropland and grassland. Three, the annual survey entitled *Farm and Ranch Managers Cash Rental Rate Survey*, which is provided to the Department from BELF.

Gross rental amounts are used in the Department's methodology because the marketplace tends to take expenses and taxes (items that must be accounted for in any income approach to value) into account in the determination of the amount the lessee will pay the lessor for the rental of agricultural land.

### Rate Data

The second portion of the income methodology is the development of a "rate". The Department sought to correlate the available data and determine a single rate for each major land use. By doing this, the final values which were developed as a standard for comparison with the special valuation varied by county based on the rent estimates that were made. The calculation for the rate was done in several steps. First, the abstract of assessment was used to determine the assessed valuation for each land classification group for the counties not using special valuation that were comparable to the special valuation counties. Second, that assessed valuation was divided by the level of value for agricultural land as determined by the Tax Equalization and Review Commission to reach 100% of the value of agricultural land without nonagricultural influences. In turn, the Department took the rent estimates for each LCG in those counties and multiplied them by the number of acres in that LCG to generate total income. That amount was then divided by the total value of agricultural land to determine a rate for that county. The rates for the comparable counties were then arrayed, in a manner similar to assessment/sales ratios. In developing the rates, a starting point was the use of "comparable" counties to those using special valuation.

The Department looked to counties where there was not an active process of special valuation in place or unrecognized nonagricultural influences. Additionally, the Department looked to comparable counties in the proximity of the counties being measured. The most significant group was the 12 counties that were geographically adjacent to the eight special valuation counties. Further, the Department looked at the distribution of land uses in the comparable counties and whether they were similar to those in the subject counties. The Department then sorted counties and rates based on land use mix. As the Department worked through the process, land use mix tended to drive the analysis. The eight primary special valuation counties were all strongly weighted toward dryland, measuring 66.6% to 82.8% dryland use. In analyzing the counties in the eastern part of the state, a mean and median rate was calculated based on the proportion of land use. For the counties with 65% and greater dryland use, the mean rates were between 6.07% and 6.20% and the median rates were between 6.27% and 6.42%. The Department's correlation process resulted in a rate of 6.25% to apply to the dryland rents to convert them to value.

A similar process was done for grassland and the Department determined the rate to be 4.25%. For the eight primary special valuation counties, grassland use varied between approximately 5 and 22%. Therefore, the rate determined by the Department was based on the rates calculated for counties with similar percentages of grassland use.

The Department had the most difficulty with a rate for irrigated land. In analyzing the uninfluenced counties, irrigated use had the greatest “spread” in calculated rates. Additionally, some of the counties where irrigated land rates were developed had agricultural land with little similarity to the special valuation counties. The Department finally chose the counties with the most similarity to those being measured and developed a rate of 8.25%.

### Valuation Calculation

The applicable rates were applied to the rental income for each land use multiplied by the number of acres for that use. The result of this calculation was to reach total special valuation, which represents of the value for agricultural purposes only.

### Measurement Calculation

Lastly, to calculate the level of value achieve by a county, the Department takes value calculated from the income approach which represents the total special valuation for a county and compares it to the amount of special valuation provided by the county on its annual abstract of assessment to reach the estimated level of value for special valuation in each subject county.

### **Measurement of Recapture Valuation**

The measurement of recapture valuation is accomplished by using the Department’s sales file and conducting a ratio study using the recapture value instead of the assessed or special value in making the comparison to selling price. The Department has the capability of providing statistical reports utilizing all agricultural sales or utilizing only the sales that have occurred with recapture valuation stated by the assessor on the sales file record.

### **Measurement of Agricultural Land Valuation**

In a county where special valuation is not applicable in the entire county, the Department must measure the level of value of the agricultural land valuation. This is accomplished by using part of the agricultural land sales file using sales that are not in the area where special valuation is available. Other than using only the applicable part of the sales file, this is the same measurement process that is used by the Department for agricultural land in a county that has no other purposes and uses for its agricultural land.



**Purpose Statements Section**

Describes the contents and purpose of each section in the Reports and Opinions.

**Glossary**

Contains the definitions of terms used throughout the Reports and Opinions.

**Technical Specifications Section**

Contains the calculations used to prepare the Commission Summary, the Correlation Section tables, the Statistical Reports Query, and the Statistical Reports.

**Certification**

Sets forth to whom, how and when copies of the Reports and Opinions are distributed.

**Map Section**

The Map section contains a collection of maps that the Property Tax Administrator has gathered that pertain to each county. These maps may be used as a supplement to the Reports and Opinions of the Property Tax Administrator.

**History Valuation Charts Section**

The History Valuation chart section contains four charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

## Glossary

**Actual Value:** the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, (1) sales comparison approach using the guidelines in Neb. Rev. Stat. §77-1371 (Reissue 2003), (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses of which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

**Adjusted Sale Price:** a sale price that is the result of adjustments made to the purchase price reported on the Real Estate Transfer Statement, Form 521, for the affects of personal property or financing included in the reported purchase price. If the sale price is adjusted, it is the adjusted sale price that will be used as the denominator in the assessment sales ratio. While an adjustment for time is listed as an allowable adjustment, the Department does not adjust selling prices for time under its current practices.

**Agricultural Land:** land that is agricultural land and horticultural land as defined in Neb. Rev. Stat. §77-1343(1) (R. S. Supp., 2004) and Neb. Rev. Stat. §77-1359(1) (Reissue 2003).

**Agricultural Land Market Areas:** areas with defined characteristics within which similar agricultural land is effectively competitive in the minds of buyers and sellers with other comparable agricultural land in the area within a county. These areas are defined by the county assessor.

**Agricultural Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, all Statuses. A sub-classification is defined for the Status-2: unimproved agricultural properties (see, Agricultural Unimproved Property Classification).

**Agricultural Unimproved Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-05 Agricultural, Status-2.

**Arm's Length Transaction:** a sale between two or more parties, each seeking to maximize their positions from the transaction. All sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques.

**Assessed Value:** the value of a parcel of real property established by a government that will be the basis for levying a property tax. In Nebraska, the assessed value of a parcel of real property is first established by the county assessor of each county. For purposes of the Department's sales file, the assessed value displays the value for land, improvements and total. The assessed value is the numerator in the assessment sales ratio.

**Assessment:** the official act of the county assessor to discover, list, value, and determine the taxability of all parcels of real property in a county.

**Assessment Level:** the legal requirement for the assessed value of all parcels of real property. In Nebraska, the assessment level for the classes of residential and commercial real property is one hundred percent of actual value; the assessment level for the class of agricultural and horticultural land is 80% of actual value; and, the assessment level for agricultural land receiving special valuation is 80% of special value and recapture value.

**Assessment Sales Ratio:** the ratio that is the result of the assessed value divided by the sale price, or adjusted sale price, of a parcel of real property that has sold within the study period of the state-wide sales file.

**Assessor Location:** categories in the state-wide sales file which are defined by the county assessor to represent a class or subclass of property that is not required by statute or regulation. Assessor location allows the county assessor to further sub-stratify the sales in the state-wide sales file.

**Average Absolute Deviation (AVG.ABS.DEV.):** the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

**Average Assessed Value:** the value that is the result of the total assessed value of all sold properties in the sample data set divided by the total of the number of sales in the sample data set.

**Average Selling Price:** the value that is the result of the total sale prices of all properties in the sample data set divided by the total of the number of sales in the sample data set.

**Central Tendency, Measure of:** a single point in a range of observations, around which the observations tend to cluster. The three most commonly used measures of central tendency calculated by the Department are the median ratio, weighted mean ratio and mean ratio.

**Coefficient of Dispersion (COD):** a measure of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

**Coefficient of Variation (COV):** the measure of the relative dispersion of the sample data set about the mean. It is the standard deviation expressed in terms of a percentage of the mean.

**Commercial Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-02 Multi-Family, all Statuses; Property parcel type 03-Commercial, all Statuses; and, Property parcel type 04-Industrial, all Statuses.

**Confidence Interval (CI):** a calculated range of values in which the measure of central tendency of the sales is expected to fall. The Department has calculated confidence intervals around all three measures of central tendency.

**Confidence Level:** the required degree of confidence in a confidence interval commonly stated as 90, 95, or 99 percent. For example, a 95 percent confidence interval would mean that one can be 95% confident that the measure of central tendency used in the interval falls within the indicated range.

**Direct Equalization:** the process of adjusting the assessed values of parcels of real property, usually by class or subclass, using adjustment factors or percentages, to achieve proportionate valuations among the classes or subclasses.

**Equalization:** the process to ensure that all locally assessed real property and all centrally assessed real property is assessed at or near the same level of value as required by law.

**Geo Code:** each township represented by a state-wide unique sequential four-digit number starting with the township in the most northeast corner of the state in Boyd County going west to the northwest corner of the state in Sioux County and then proceeding south one township and going east again, until ending at the township in the southwest corner of the state in Dundy County.

**Growth Value:** is reported by the county assessor on the Abstract of Assessment for Real Property, Form 45. Growth value includes all increases in valuation due to improvements of real properties as a result of new construction, improvements, and additions to existing buildings. Growth value does not include a change in the value of a class or subclass of real property as a result of the revaluation of existing parcels, the value changes resulting from a change in use of the parcel, or taxable value added because a parcel has changed status from exempt to taxable. There is no growth value for agricultural land.

**Indirect Equalization:** the process of computing hypothetical values that represent the best estimate of the total taxable value available at the prescribed assessment level. Usually a function used to ensure the proper distribution of intergovernmental transfer payments between state and local governments, such as state aid to education.

**Level of Value:** the level of value is the level achieved by the county assessor for a class or subclass of centrally assessed property. The Property Tax Administrator is annually required to give an opinion of the level of value achieved by each county assessor to the Tax Equalization and Review Commission. The acceptable range for levels of value for classes of real property are provided in Neb. Rev. Stat. §77-5023 (3) (R.S. Supp., 2004).

**Location:** the portion of the Property Classification Code that describes the physical situs of the real property by one of the following descriptions:

1-Urban, a parcel of real property located within the limits of an incorporated city or village.

2-Suburban, a parcel of real property located outside the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.

3-Rural, a parcel of real property located outside an urban or suburban area, or located in an unincorporated village or subdivision which is outside the legal jurisdiction of an incorporated city or village.

**Majority Land Use:** the number of acres compared to total acres by land use for agricultural land. The thresholds used by the Department are: 95%, 80% and 50%. If “N/A” appears next to any category it means there are “other” land classifications included within this majority grouping.

**Maximum Ratio:** the largest ratio occurring in the arrayed sample data set.

**Mean Ratio:** the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

**Median Ratio:** the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

**Minimally Improved Agricultural Land:** a statistical report that uses the sales file data for all sales of parcels classified as Property Classification Code: Property parcel type-05 Agricultural, which have non-agricultural land and/or improvements of minimal value, the assessed value is determined to be less than \$10,000 and less than 5% of the selling price.

**Minimum Ratio:** the smallest ratio occurring in the arrayed sample data set.

**Non-Agricultural Land:** for purposes of the County Abstract of Assessment for Real Property, Form 45, land located on a parcel that is classified as Property Classification Code: Property parcel type-05 Agricultural, which is not defined as agricultural and horticultural land, pursuant to Neb. Rev. Stat. §77-1359 (Reissue 2003).

**Number of Sales:** the total number of sales contained in the sales file that occurred within the applicable Sale Date Range for the class of real property.

**Population:** the set of data from which a statistical sample is taken. In assessment, the population is all parcels of real property within a defined class or subclass in the county.

**Price Related Differential (PRD):** a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

**Property Classification Code:** a code that is required on the property record card of all parcels of real property in a county. The Property Classification Code enables the stratification of real property into classes and subclasses of real property within each county. The classification code is a series of numbers which is defined in Title 350, Nebraska Administrative Code, ch.10-004.02.

**Property Parcel Type:** the portion of the Property Classification Code that indicates the predominant use of the parcel as determined by the county assessor. The Property parcel types are:

- 01-Single Family Residential
- 02-Multi-Family Residential
- 03-Commercial
- 04-Industrial
- 05-Agricultural
- 06-Recreational
- 07-Mobile Home
- 08-Minerals, Non-Producing
- 09-Minerals, Producing
- 10-State Centrally Assessed
- 11-Exempt
- 12-Game and Parks

**Purchase Price:** the actual amount, expressed in terms of money, paid for a good or service by a willing buyer. This is the amount reported on the Real Estate Transfer Statement, Form 521, Line 22.

**Qualified Sale:** a sale which is an arm's length transaction included in the state-wide sales file. The determination of the qualification of the sale may be made by the county assessor or the Department.

**Qualitative Statistics:** statistics which assist in the evaluation of assessment practices, such as the coefficient of dispersion (COD) and the price related differential (PRD).

**Quality of Assessment:** the quality of assessment achieved by the county assessor for a class or subclass of real property. The Property Tax Administrator is annually required to give an opinion of the quality of assessment achieved by each county assessor to the Commission.

**Recapture Value:** for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land becomes disqualified from special valuation. Recapture value means the actual value of the land pursuant to Neb. Rev. Stat. §77-112 (Reissue 2003). Special value land is valued for taxation at 80% of its recapture value, if recapture is triggered.

**Residential Property Classification:** includes all properties in the state-wide sales file with Property Classification Code: Property parcel type-01 Single Family, all Statuses; Property parcel type-06 Recreational, all Statuses; and, Property parcel type-07 Mobile Home, Statuses 1 and 3.

**Sale:** all transactions of real property for which the Real Estate Transfer Statement, Form 521, is filed and with stated consideration of more than one hundred dollars or upon which more than one dollar and seventy-five cents of documentary stamp taxes are paid.

**Sale Date Range:** the range of sale dates reported on Real Estate Transfer Statements, Form 521, that are included in the sales assessment ratio study for each class of real property.

**Sale Price:** the actual amount, expressed in terms of money, received for a unit of goods or services, whether or not established in a free and open market. The sale price may be an indicator of actual value of a parcel of real property. An estimate of the sales price may be made from the amount of Documentary Stamp Tax reported on the Real Estate Transfer Statement, Form 521, as the amount recorded on the deed. The sale price is part of the denominator in the assessment sales ratio.

**Sample Data Set:** a set of observations selected from a population.

**Special Value:** for agricultural and horticultural land receiving special valuation, the assessed value of the land if the land is qualified for special valuation. Special value means the value that the land has for agricultural or horticultural purposes or uses without regard to the actual value that land has for other purposes and uses. Special value land is valued for taxation at 80% of its special value.

**Standard Deviation (STD):** the measure of the extent of the absolute difference of the sample data set around the mean. This calculation is the first step in calculating the coefficient of variation (COV). It assumes a normalized distribution of data, and therefore is not relied on heavily in the analysis of assessment practices.

**Statistics:** numerical descriptive data calculated from a sample, for example the median, mean or COD. Statistics are used to estimate corresponding measures for the population.

**Status:** the portion of the Property Classification Code that describes the status of a parcel:

- 1-Improved, land upon which buildings are located.
- 2-Unimproved, land without buildings or structures.
- 3-Improvement on leased land (IOLL), any item of real property which is located on land owned by a person other than the owner of the item.

**Total Assessed Value:** the sum of all the assessed values in the sample data set.

**Total Sale Price:** the sum of all the sale prices in the sample data set. If the selling price of a sale was adjusted for qualification, then the adjusted selling price would be used.

**Usability:** the coding for the treatment of a sale in the state-wide sales file database.

1-use the sale without adjustment

2-use the sale with an adjustment

4-exclude the sale

**Valuation:** process or act to determine the assessed value of all parcels of real property in the county each year.

**Weighted Mean Ratio:** the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.



## **Commission Summary Calculations**

### **For all classes of real property**

For Statistical Header Information and History: see Statistical Calculations

### **For Residential Real Property**

% of value of this class of all real property value in the county:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#4 value} + \text{Abstract \#16 value}$

Average assessed value of the base:

$\text{Abstract \#4 value} + \text{Abstract \#16 value} / \text{Abstract \#4 records} + \text{Abstract \#16 records}$

### **For Commercial Real Property**

% of value of this class of all real property value in the county:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract Total Real Property Value}$

% of records sold in study period:

$\text{Total Sales from Sales File} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#8 value} + \text{Abstract \#12 value}$

Average assessed value of the base:

$\text{Abstract \#8 value} + \text{Abstract \#12 value} / \text{Abstract \#8 records} + \text{Abstract \#12 records}$

### **For Agricultural Land**

% of value of this class of all real property value in the county:

$\text{Abstract \#30 value} / \text{Abstract Total Real Property Value}$

% of records sold in the study period:

$\text{Total Sales from Sales File} / \text{Abstract \#30 records}$

% of value sold in the study period:

$\text{Total Value from Sales File} / \text{Abstract \#30 value}$

Average assessed value of the base:

Abstract #30 value/Abstract #30 records

## Correlation Table Calculations

### I. Correlation - Text only

### II. Analysis of Percentage of Sales Used

	2002	2003	2004	2005
Total Sales				
Qualified Sales				
Percent Used	XX.XX	XX.XX	XX.XX	XX.XX

Chart: Yes

Stat Type: Total & Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: no2005

Calculation:

Percent of Sales Used: Round([Qualified]/[Total]\*100,2)

### III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2002				
2003				
2004				
2005		XX.XX	XX.XX	

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 2002, 2003, 2004

Field: median

Calculations:

%Chngexclgrowth: Round(If([proptype]="Residential",((([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT))\*100)/Avg(ctl04cnt!RESID+ctl04cnt!RECREAT),If([proptype]="Commercial",((([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST))\*100)/Avg(ctl04cnt!COMM+ctl04cnt!INDUST),If([proptype]="AGRICULTURAL UNIMPROVED",((([Trended 6 (agvalsum)]!SumOftotalvalue-Avg(ctl04cnt!TOTAG))\*100)/Avg(ctl04cnt!TOTAG,Null))),2)

Trended Ratio: Round(If([proptype]="Residential",([Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 4 (resgrowvalsum)]!SumOftotalvalue-[Trended 4 (resgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)))/(Avg(ctl04cnt!RESID+ctl04cnt!RECREAT)\*100)\*100,If([proptype]="Commercial",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 5 (comgrowvalsum)]!SumOftotalvalue-[Trended 5 (comgrowvalsum)]!SumOfgrowth-Avg(ctl04cnt!COMM+ctl04cnt!INDUST)))\*100)/(Avg(ctl04cnt!COMM+ctl04cnt!INDUST)\*100),If([proptype]="Agricultural Unimproved",[Trended 1 (Prelim).median]+([Trended 1 (Prelim).median]\*([Trended 6 (agvalsum).SumOftotalvalue]-Avg(ctl04cnt!TOTAG))\*100)/(Avg(ctl04cnt!TOTAG)\*100,Null))),2)

#### IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

% Change in Total Assessed Value in the Sales File		% Change in Assessed Value (excl. growth)
	2001 to 2002	
	2002 to 2003	
	2003 to 2004	
XX.XX	2004 to 2005	XX.XX (from Table III Calc)

Chart: Yes

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Yearly (most recent twelve months of sales)

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX.XX

History: 01 02, 02 03, 03 04

Field: aggreg

Calculation:

%ChngTotassvals: If(Val([Percent Change 2 (Prelim).aggreg])=0,"N/A",Round((([Percent Change 1 (R&O).aggreg]-[Percent Change 2 (Prelim).aggreg])/[Percent Change 2 (Prelim).aggreg]\*100,2))

% Change in Assessed Value Excl. Growth, use %Chngexclgrowth from Table III calc.

## V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios

	Median	Weighted Mean	Mean
R&O Statistics			

Chart: Yes

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: median, aggreg and mean

## VI. Analysis of R&O COD and PRD

	COD	PRD
R&O Statistics		
Difference	XX	XX

Chart: No

Stat Type: Qualified

Stat Title: R&O

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: PRD and COD

Calculations:

CODDiff: Round(IIf([2005R&O]!proptype="Residential",IIf(Val([2005R&O]!cod)>15,Val([2005R&O]!cod)-15,0),IIf(Val([2005R&O]!cod)>20,Val([2005R&O]!cod)-20,0)),2)

PRDDiff: Round(IIf(Val([2005R&O]!prd)>103,Val([2005R&O]!prd)-103,IIf(Val([2005R&O]!prd)<98,Val([2005R&O]!prd)-98,0)),2)

## VII. Analysis of Changes in the Statistics Due to the Assessor Actions

	Preliminary Statistics	R&O Statistics	Change
Number of Sales			XX
Median			XX
Weighted Mean			XX
Mean			XX
COD			XX
PRD			XX
Min Sales Ratio			XX
Max Sales Ratio			XX

Chart: No

Stat Type: Qualified

Stat Title: R&O and Prelim

Study Period: Standard

Property Type: Residential, Commercial and Agricultural Unimproved

Display: XX

History: None

Field: no2005, median, aggreg, mean, COD, PRD, min and max

Calculations:

no2005Diff: R&O.no2005-Prelim.2004 2005

medianDiff: R&O.median-Prelim.median

meanDiff: R&O.mean-Prelim.mean

aggregDiff: R&O.aggreg-Prelim.aggreg

CODDiff: R&O. COD-Prelim. COD

PRDDiff: R&O. PRD-Prelim. PRD

minDiff: R&O. Min-Prelim. Min

maxDiff: R&O. Max-Prelim. Max

## Statistical Reports Query

The Statistical Reports contained in the Reports and Opinions for each county derive from the sales file of the Department of Property Assessment and Taxation. The sales file contains all recorded real property transactions with a stated consideration of more than one-hundred dollars (\$100) or upon which more than one dollar and seventy-five cents (\$1.75) in documentary stamp taxes are paid as shown on the Real Estate Transfer Statement, Form 521. Transactions meeting these criteria are considered sales.

The first query performed by the sales file is by county number. For each of the following property classifications, the sales file performs the following queries:

### **Residential:**

Property Class Code: Property Type 01, all Statuses  
Property Type 06, all Statuses  
Property Type 07, Statuses 1 and 3  
Sale Date Range: July 1, 2002 through June 30, 2004  
Qualified: All sales with Assessor Usability Code: blank, zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.

### **Commercial:**

Property Class Code: Property Type 02, all Statuses  
Property Type 03, all Statuses  
Property Type 04, all Statuses  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2  
If blank or zero will be considered a Usability of 1.

### **Unimproved Agricultural:**

Property Class Code: Property Type 05, Status 2  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.

### **Minimally Improved Agricultural: (Optional)**

Property Class Code: Property Type 05, All Statuses  
Sale Date Range: July 1, 2001 through June 30, 2004  
Qualified: All sales with Department Usability Code: zero, 1 or 2.  
If blank or zero will be considered a Usability of 1.  
Once a record is deemed qualified agricultural, the program will determine: If the current year assessed value improvement plus the non-agricultural total value is less than 5% and \$10,000 of the Total Adjusted Selling Price, the record will be deemed Minimally Improved.

## Statistical Calculations

The results of the statistical calculations that make up the header of the Statistical Reports are:

Number of Sales  
Total Sales Price  
Total Adj. Sales Price  
Total Assessed Value  
Avg. Adj. Sales Price  
Avg. Assessed Value

Median  
Weighted Mean  
Mean  
COD  
PRD  
COV  
STD  
Avg. Abs. Dev.  
Max Sales Ratio  
Min Sales Ratio  
95% Median C.I.  
95% Wgt. Mean C.I.  
95% Mean C.I.



## **Coding Information & Calculations**

Each sale in the sales file becomes a record in the sales file program. All statistical calculations performed by the sales file program round results in the following manner: if the result is not a whole number, then the program will round the result five places past the decimal and truncate to the second place past the decimal. Sales price and assessed value are whole numbers.

### **Number of Sales**

- Coded as Count, Character, 5-digit field.
- The Count is the total number of sales in the sales file based upon the selection of Total or Qualified. For purposes of this document, Qualified and Sale Date Range is assumed.

### **Total Sales Price**

- Coded as TotSalePrice, Character, 15-digit field.
- The Total Sales Price is based on the Total Sale Amount, shown on Line 24 of the Real Estate Transfer Statement, Form 521, for each record added together.
- Calculation
  - $\text{Sum SaleAmt}$

### **Total Adj. Sales Price**

- Coded as TotAdjSalePrice, Character, 15-digit field.
- The Total Adjusted Sales Price is the Total Sale Amount for each record plus or minus any adjustments made to the sale by the county assessor, Department or the Commission (from an appeal).
- Calculation
  - $\text{Sum SaleAmt} + \text{or} - \text{Adjustments}$

### **Total Assessed Value**

- Coded as TotAssdValue, Character, 15-digit field.
- The Total Assessed Value is based on the Entered Total Current Year Assessed Value Amount for each record. If the record is an agricultural record, Property Classification Code: Property Parcel Type-05, then the Total Assessed Value is the Entered Current Year Total Value adjusted by any value for Non-Ag Total and Current Year Total Improvements, so that the Total Assessed Value used in the calculations for these records is the assessed value for the agricultural land only.
- Calculation
  - $\text{Sum TotAssdValue}$

### **Avg. Adj. Sales Price**

- Coded as AvgAdjSalePrice, Character, 15-digit field.
- The Average Adjusted Sale Price is dependant on the TotAdjSalePrice and the Count defined above.
- Calculation
  - $\text{TotAdjSalePrice} / \text{Count}$

**Avg. Assessed Value**

- Coded as AvgAssdValue, Character, 15-digit field.
- The Average Assessed Value is dependant on the TotAssdValue and the Count defined above.
- Calculation
  - $\text{TotAssdValue} / \text{Count}$

**Median**

- Coded as Median, Character, 12-digit field.
- The Median ratio is the middle ratio when the records are arrayed in order of magnitude by ratio.
  - If there is an odd number of records in the array, the median ratio is the middle ratio of the array.
  - If there is an even number of records in the array, the median ratio is the average of the two middle ratios of the array.
- Calculation
  - Array the records by order of the magnitude of the ratio from high to low
  - Divide the Total Count in the array by 2 equals Record Total
  - If the Total Count in the array is odd:
    - Count down the number of whole records that is the Record Total + 1. The ratio for that record will be the Median ratio
  - If the Total Count in the array is even:
    - Count down the number of records that is Record Total. This is ratio 1.
    - Count down the number of records that is Records Total + 1. That is ratio 2.
    - $(\text{ratio 1} + \text{ratio 2}) / 2$  equals the Median ratio.

**Weighted Mean**

- Coded as Aggreg, Character, 12-digit field.
- Calculation
  - $(\text{TotAssdValue} / \text{TotAdjSalePrice}) * 100$

**Mean**

- Coded Mean, Character, 12-digit field
- Mean ratio is dependant on TotalRatio which is the sum of all ratios in the sample.
- Calculation
  - $\text{TotalRatio} / \text{RecCount}$

**COD**

- Coded COD, Character, 12-digit field
- Calculation
  - Subtract the Median from Each Ratio
  - Take the Absolute Value of the Calculated Differences
  - Sum the Absolute Differences
  - Divide by the Number of Ratios to obtain the “Average Absolute Deviation”
  - Divide by the Median
  - Multiply by 100

**PRD**

- Coded PRD, Character, 12-digit field
- Calculation
  - $(\text{MeanRatio}/\text{AggregRatio}) * 100$

**COV**

- Coded COV, Character, 12-digit field
- Calculation
  - Subtract the Mean from each ratio
  - Square the Calculated difference
  - Sum the squared differences
  - Divide the number of ratios less one to obtain the Variance of the ratios
  - Compute the Squared Root to obtain the Standard Deviation
  - Divide the Standard Deviation by the Mean
  - Multiply by 100

**STD**

- Coded StdDev, Character, 12-digit field
- Calculation
  - Subtract the Mean Ratio from each ratio
  - Square the resulting difference
  - Sum the squared difference
  - Divide the number of ratios less one to obtain the Variance of the ratios
  - Compute the squared root of the variance to obtain the Standard Deviation

**Avg. Abs. Dev.**

- Coded AvgABSDev, Character, 12-digit field
- Calculation
  - Subtracting the Median ratio from each ratio
  - Summing the absolute values of the computed difference
  - Dividing the summed value by the number of ratios

**Max Sales Ratio**

- Coded Max, Character, 12-digit field
- The Maximum ratio is the largest ratio when the records are arrayed in order of magnitude of ratio.

**Min Sales Ratio**

- Coded Min, Character, 12-digit field
- The Minimum ratio is the smallest ratio when the records are arrayed in order of magnitude of ratio.

**95% Median C.I.**

- Coded MedianConfInterval, Character, 12-digit field
- The Median Confidence Interval is found by arraying the ratios and identifying the ranks of the ratios corresponding to the Lower and Upper Confidence Limits. The equation for the

number of ratios (j), that one must count up or down from the median to find the Lower and Upper Confidence Limits is:

- Calculation
  - If the number of ratios is Odd
    - $j = 1.96xvn/2$
  - If the number of ratios is Even
    - $j = 1.96xvn/2 + 0.5$
  - Keep in mind if the calculation has anything past the decimal, it will be rounded to the next whole number and the benefit of the doubt is given
  - If the sample size is 5 or less, then N/A is given as the confidence interval
  - If the sample size is 6-8, then the Min and Max is the given range

### 95% Wgt. Mean C.I.

- Coded AggregConfInterval, Character, 12-digit field
- Calculation
  - Items needed for this calculation
    - Number of sales
    - Assessed Values – Individual and Summed
    - Assessed Values Squared – Individual and Summed
    - Average Assessed Value
    - Sale Prices – Individual and Summed
    - Sales Prices Squared – Individual and Summed
    - Average Sale Price
    - Assessed Values x Sale Prices – Individual and Summed
    - The Weighted Mean
    - The t value for the sample size

- The actual calculation:

$$CI(\bar{A}/\bar{S}) - \bar{A}/\bar{S} \pm t \times \frac{\sqrt{v S A^2 - 2(A/S) S (A \times S) + (A/S)^2 (S S^2)}}{\bar{S} \sqrt{(n) (n-1)}}$$

- If the sample size is 5 or less, then N/A is given as the confidence interval

### **95% Mean C.I.**

- Coded MeanConfInterval, Character, 12-digit field
- The Mean Confidence Interval is based on the assumption of a normal distribution and can be affected by outliers.
- Calculation
  - Lower Limit
    - $\text{The Mean} - ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - Upper Limit
    - $\text{The Mean} + ((t\text{-value} * \text{The Standard Deviation}) / \text{the Square Root of the Number of Records})$
  - If the number of records is  $> 30$ , then use 1.96 as the t-value
  - If the number of records is  $\leq 30$ , then a “Critical Values of t” Table is used based on sample size. Degrees of freedom = sample size minus 1
  - If the sample is 1 or less, then N/A is given as the confidence interval

### **Ratio Formulas**

- Residential and Commercial Records
  - If the Assessed Value Total Equals Zero, the system changes the Assessed Value to \$1.00 for the ratio calculations. It does not make the change to the actual data.
  - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
  - Ratio Formula is:  $(\text{Assessed Value Total} / (\text{Sale Amount} + \text{Adjustment Amount})) * 100$ .
- Agricultural Records
  - If the Sale Amount is Less Than \$100.00 AND the Adjustment Amount is Zero. The system derives an Adjustment Amount based upon the Doc Stamp fee (Doc Stamp Fee/.00175).
  - If the Sale Amount – Assessed Improvements Amount – Entered Non-Ag Amount + Adjustment Amount = 0. The system adds \$1.00 to the Adjustment Amount.
  - If the Assessed Land Amount – Entered Non-Ag Amount Equals Zero. The system adds \$1.00 to the Assessed Land Amount.
  - Ratio Formula is:
    - a. If No Greenbelt:  $(\text{Agland Total Amount} / (\text{Sale Amount} - \text{Assessed Improvements} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$ .
    - b. If Greenbelt:  $(\text{Recapture Amount} / (\text{Sale Amount} - \text{Assessed Improvements Amount} - \text{Entered NonAg Amount} + \text{Adjustment Amount})) * 100$ .

## Map Source Documentation

Specific maps displayed for each county will vary depending on availability. Each map contains a legend which describes the information contained on the map.

**School District Map:** Compiled and edited by the Nebraska Department of Education. The map has been altered by the Department of Property Assessment and Taxation to reflect current base school districts.

**Market Area Map:** Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

**Registered Wells Map:** Obtained from the Nebraska Department of Natural Resources website.

**GeoCode Map:** Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

**Sections, Towns, Rivers & Streams, Topography, and Soil Class Map:** Obtained from the Nebraska Department of Natural Resources website.

**Assessor Location/Neighborhood Maps:** Information obtained from the county assessor. Compiled and edited by the staff of the Tech Support Division of the Department of Property Assessment and Taxation.

## History Valuation Chart Specifics

### EXHIBITS 1B - 93B History Charts for Real Property Valuations 1992 - 2004

There are four history charts for each county. The charts display taxable valuations by property class and subclass, annual percentage change, cumulative percentage change, and the rate of annual percent change over the time period of 1992 to 2004.

#### Specifically:

#### **Chart 1 (Page 1) Real Property Valuations - Cumulative %Change 1992-2004**

*Source: Certificate of Taxes Levied Reports CTL*

*Property Class:*

Residential & Recreational

Commercial & Industrial

Total Agricultural Land

#### **Chart 2 (Page 2) Real Property & Growth Valuations - Cumulative %Change 1995-2004**

*Source: Certificate of Taxes Levied Reports CTL & Growth Valuations from County Abstract of Assessment Reports.*

*Property Class & Subclass:*

Residential & Recreational

Commercial & Industrial

Agricultural Improvements & Site Land

#### **Chart 3 (Page 3) Agricultural Land Valuations - Cumulative %Change 1992-2004**

*Source: Certificate of Taxes Levied Reports CTL*

*Property Class & Subclass:*

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

Total Agricultural Land

#### **Chart 4 (Page 4) Agricultural Land Valuation-Average Value per Acre History 1992-2004**

*Source: County Abstract of Assessment Report for Real Property*

*Property Class & Subclass:*

Irrigated Land

Dry Land

Grass Land

Waste Land

Other Agland

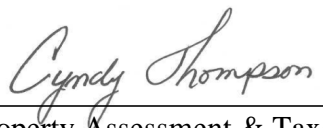
Total Agricultural Land

## Certification

This is to certify that the 2005 Reports and Opinions of the Property Tax Administrator have been sent to the following:

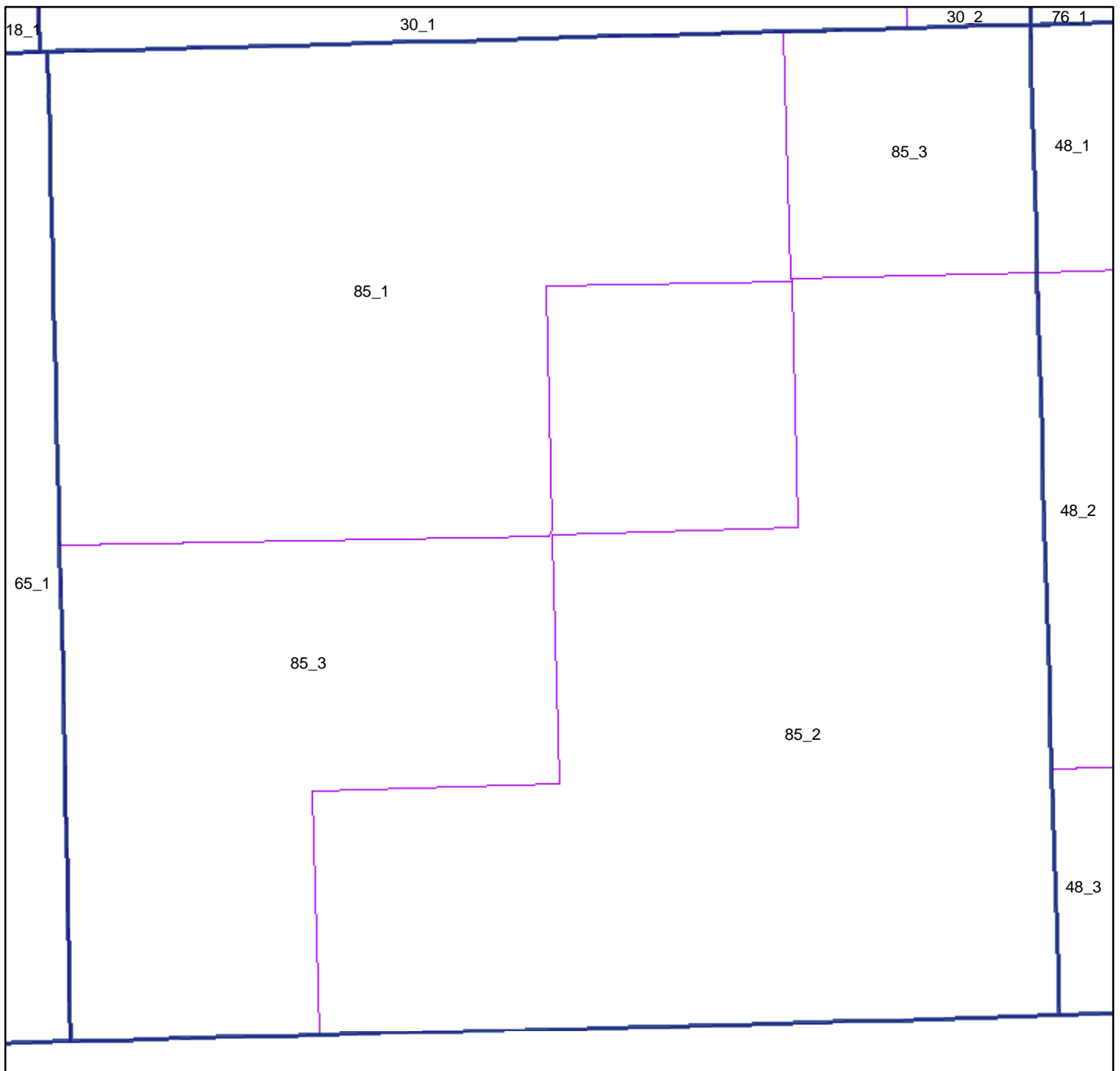
- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Thayer County Assessor, by certified mail, return receipt requested, 7004 1350 0002 0889 1657.

Dated this 11th day of April, 2005.

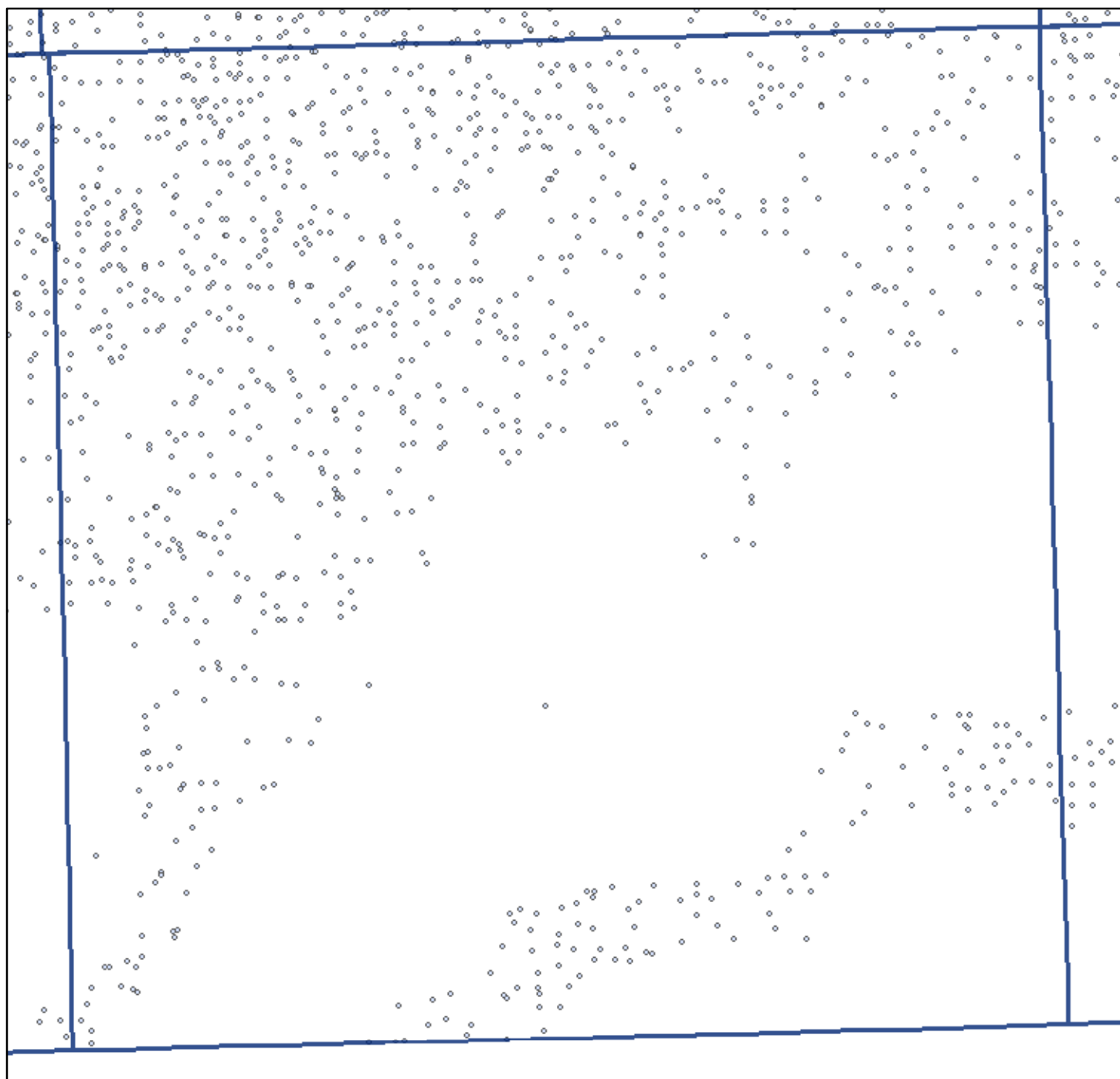
  
\_\_\_\_\_  
Property Assessment & Taxation



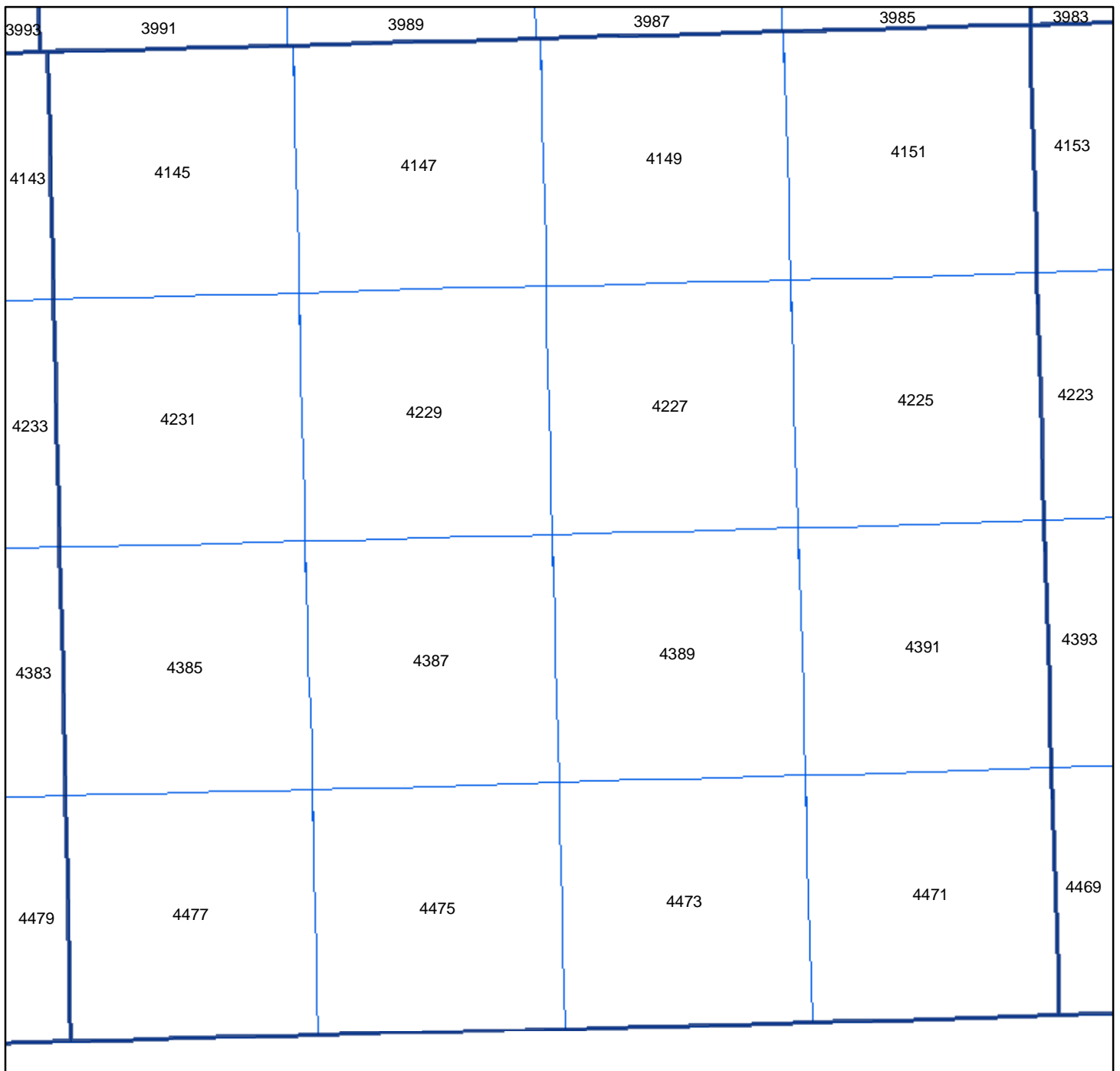




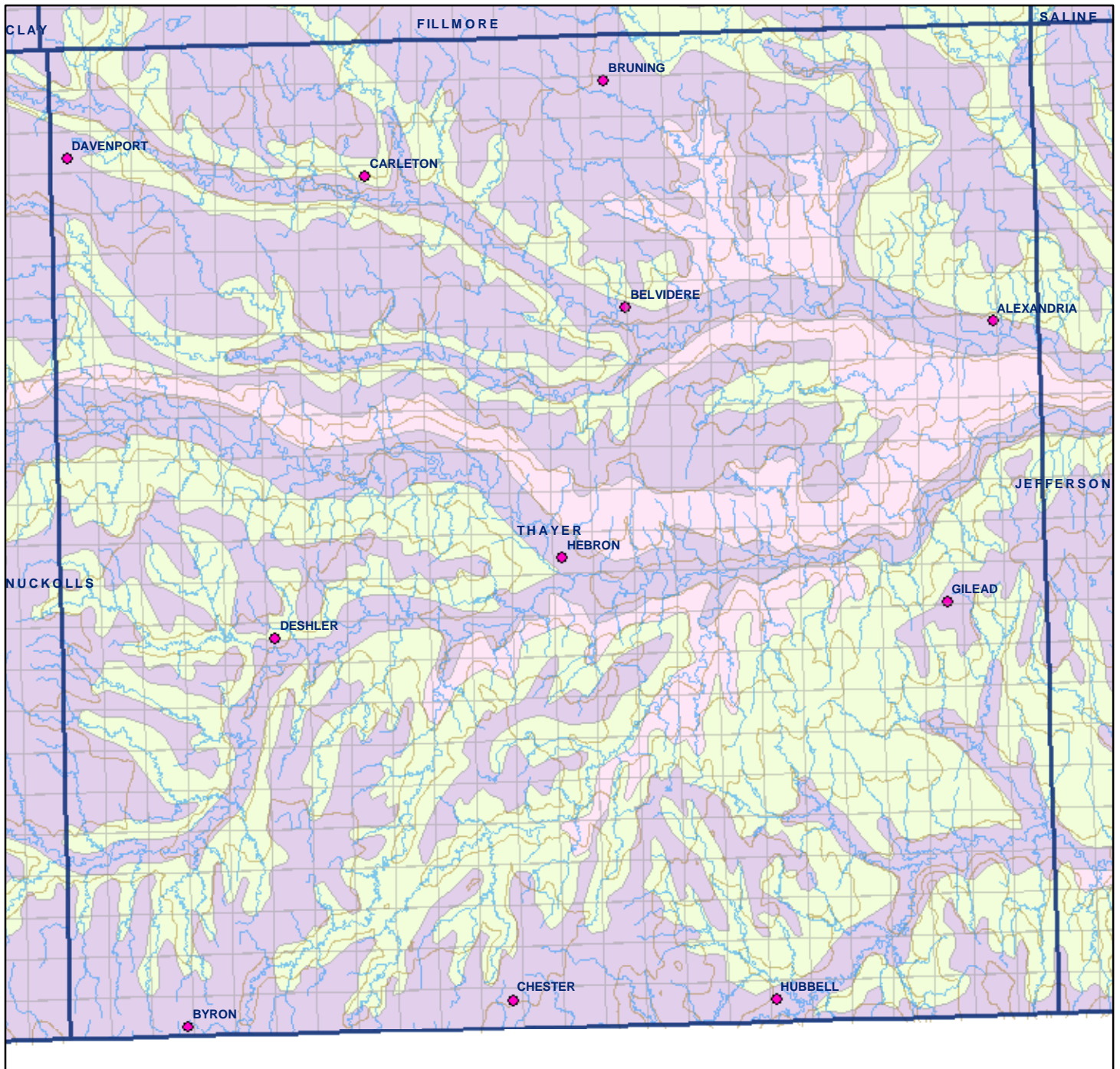
 Market Areas



- Registered Wells > 830 GPM



☐ Geo Codes



## Legend

Sections

Towns

Rivers and Streams

Topography

### Soil Classes

0 - Lakes and Ponds

1 - Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills

2 - Excessively drained sandy soils formed in eolian sands on uplands in sandhills

3 - Moderately well drained silty soils on uplands and in depressions formed in loess

4 - Well drained silty soils formed in loess on uplands

5 - Well drained silty soils formed in loess and alluvium on stream terraces

6 - Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands

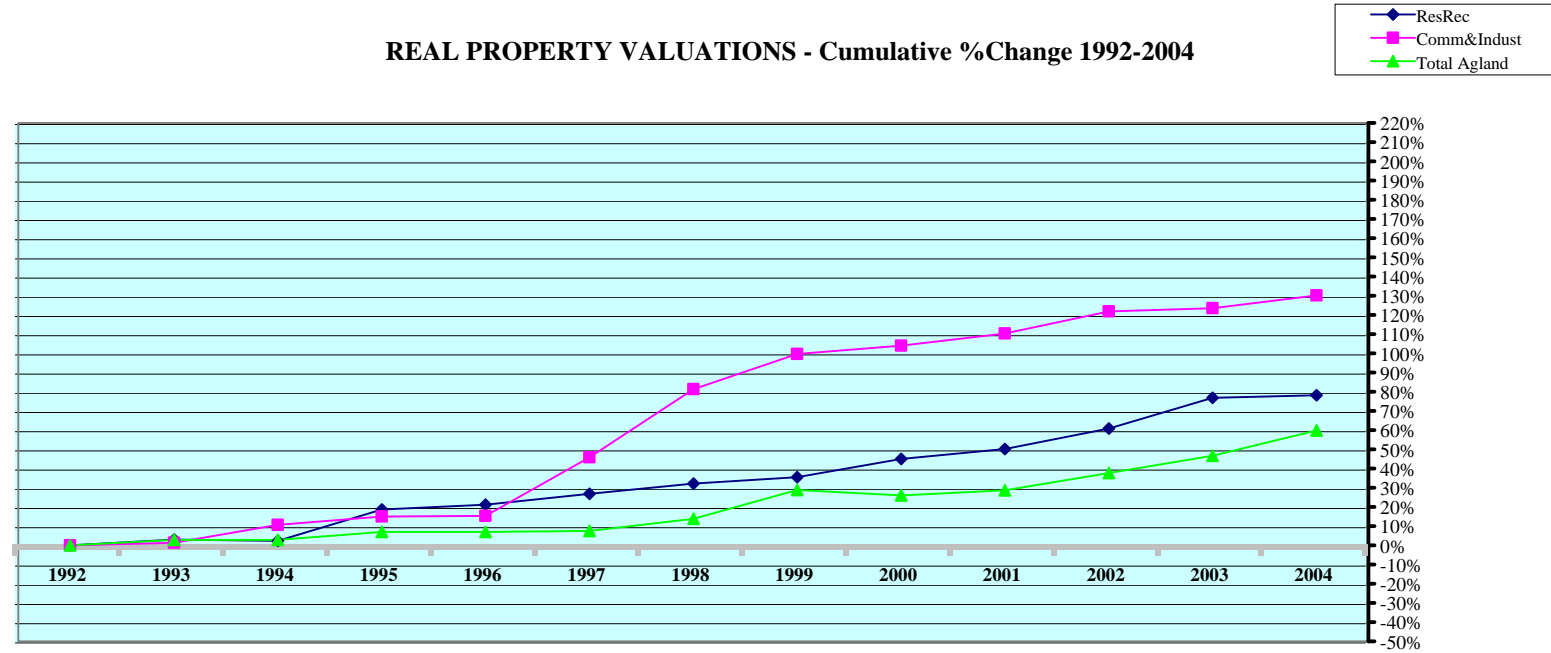
7 - Somewhat poorly drained soils formed in alluvium on bottom lands

8 - Moderately well drained silty soils with clayey subsoils on uplands

# Thayer County



# REAL PROPERTY VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg	Value	Value Chg	Ann.%chg	Cmltv%chg
1992	45,257,638	--	--	--	12,327,506	--	--	--	202,221,681	--	--	--
1993	46,634,090	1,376,452	3.04%	3.04%	12,495,424	167,918	1.36%	1.36%	207,856,549	5,634,868	2.79%	2.79%
1994	46,315,331	-318,759	-0.68%	2.34%	13,644,775	1,149,351	9.20%	10.69%	207,833,458	-23,091	-0.01%	2.78%
1995	53,736,711	7,421,380	16.02%	18.74%	14,170,404	525,629	3.85%	14.95%	216,290,988	8,457,530	4.07%	6.96%
1996	54,855,711	1,119,000	2.08%	21.21%	14,210,925	40,521	0.29%	15.28%	216,341,565	50,577	0.02%	6.98%
1997	57,418,110	2,562,399	4.67%	26.87%	17,978,411	3,767,486	26.51%	45.84%	217,365,756	1,024,191	0.47%	7.49%
1998	59,806,695	2,388,585	4.16%	32.15%	22,347,745	4,369,334	24.30%	81.28%	230,061,094	12,695,338	5.84%	13.77%
1999	61,324,166	1,517,471	2.54%	35.50%	24,606,958	2,259,213	10.11%	99.61%	260,652,318	30,591,224	13.30%	28.89%
2000	65,597,959	4,273,793	6.97%	44.94%	25,148,389	541,431	2.20%	104.00%	254,955,834	-5,696,484	-2.19%	26.08%
2001	67,984,987	2,387,028	3.64%	50.22%	25,928,627	780,238	3.10%	110.33%	260,186,755	5,230,921	2.05%	28.66%
2002	72,819,018	4,834,031	7.11%	60.90%	27,351,426	1,422,799	5.49%	121.87%	278,256,333	18,069,578	6.94%	37.60%
2003	80,043,345	7,224,327	9.92%	76.86%	27,557,293	205,867	0.75%	123.54%	296,434,141	18,177,808	6.53%	46.59%
2004	80,666,609	623,264	0.78%	78.24%	28,374,732	817,439	2.97%	130.17%	323,351,812	26,917,671	9.08%	59.90%

1992-2004 Rate Ann. %chg:    Resid & Rec. **4.93%**                      Comm & Indust **7.19%**                      Agland **3.99%**

Cnty# **85**  
County **THAYER**

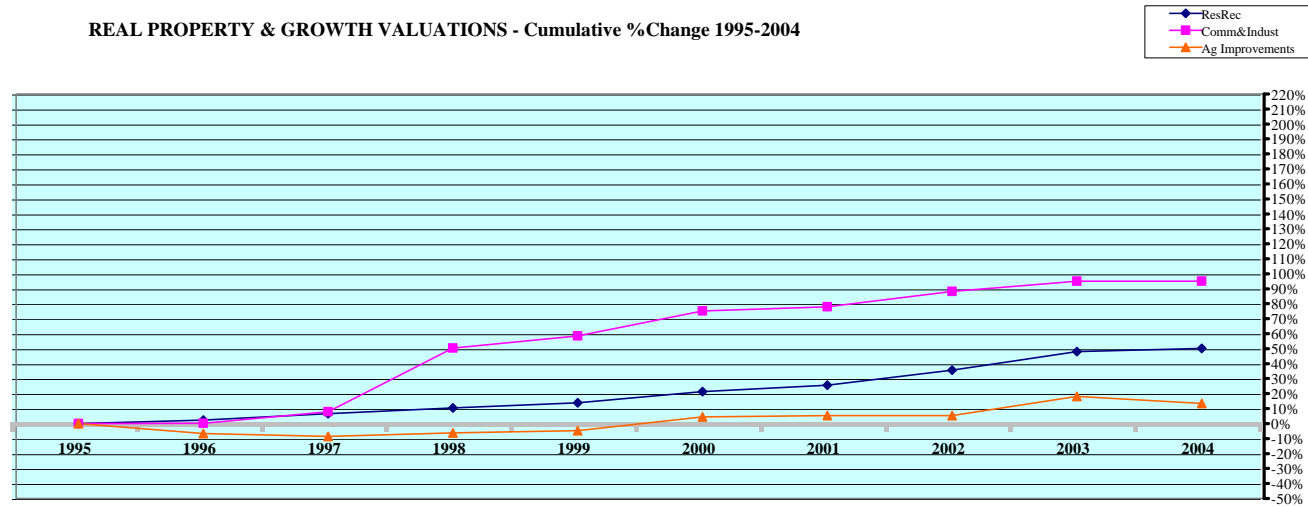
FL area **3**

CHART 1    EXHIBIT    85B    Page 1

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL    State of Nebraska    Dept. of Property Assessment & Taxation    Prepared as of 03/01/2005

# REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1995-2004



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1992	45,257,638	not avail.	--	--	--	--	12,327,506	not avail.	--	--	--	--
1993	46,634,090	not avail.	--	--	--	--	12,495,424	not avail.	--	--	--	--
1994	46,315,331	not avail.	--	--	--	--	13,644,775	not avail.	--	--	--	--
1995	53,736,711	779,324	1.45%	52,957,387	--	--	14,170,404	155,320	1.10%	14,015,084	--	--
1996	54,855,711	714,051	1.30%	54,141,660	0.75%	2.24%	14,210,925	160,358	1.13%	14,050,567	-0.85%	0.25%
1997	57,418,110	1,006,247	1.75%	56,411,863	2.84%	6.52%	17,978,411	2,856,351	15.89%	15,122,060	6.41%	7.90%
1998	59,806,695	1,284,139	2.15%	58,522,556	1.92%	10.51%	22,347,745	1,284,509	5.75%	21,063,236	17.16%	50.29%
1999	61,324,166	1,011,788	1.65%	60,312,378	0.85%	13.89%	24,606,958	2,403,386	9.77%	22,203,572	-0.65%	58.43%
2000	65,597,959	1,315,959	2.01%	64,282,000	4.82%	21.38%	25,148,389	604,186	2.40%	24,544,203	-0.26%	75.13%
2001	67,984,987	1,483,718	2.18%	66,501,269	1.38%	25.58%	25,928,627	978,106	3.77%	24,950,521	-0.79%	78.03%
2002	72,819,018	936,537	1.29%	71,882,481	5.73%	35.74%	27,351,426	981,502	3.59%	26,369,924	1.70%	88.15%
2003	80,043,345	1,653,445	2.07%	78,389,900	7.65%	48.02%	27,557,293	236,903	0.86%	27,320,390	-0.11%	94.94%
2004	80,666,609	1,180,233	1.46%	79,486,376	-0.70%	50.09%	28,374,732	1,036,710	3.65%	27,338,022	-0.80%	95.06%

1995-2004 Rate Annual %chg w/o growth >

Resid & Rec.

Comm & Indust

Tax Year	Ag Imprvmts & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Chg Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprvmnts Total Value					
1992	not avail	not avail	32,564,571					
1993	not avail	not avail	32,304,223					
1994	not avail	not avail	31,948,634					
1995	16,804,482	16,775,411	33,579,893	709,972	2.11%	32,869,921	--	--
1996	17,893,366	12,968,840	30,862,206	143,185	0.46%	30,719,021	-8.52%	-6.54%
1997	18,299,116	12,161,742	30,460,858	395,152	1.30%	30,065,706	-2.58%	-8.53%
1998	18,249,380	13,219,898	31,469,278	675,682	2.15%	30,793,596	1.09%	-6.32%
1999	18,403,302	14,049,268	32,452,570	1,166,954	3.60%	31,285,616	-0.58%	-4.82%
2000	20,518,280	14,657,970	35,176,250	850,444	2.42%	34,325,806	5.77%	4.43%
2001	20,423,547	14,840,198	35,263,745	632,493	1.79%	34,631,252	-1.55%	5.36%
2002	20,474,198	14,885,934	35,360,132	745,078	2.11%	34,615,054	-1.84%	5.31%
2003	25,422,502	13,833,653	39,256,155	389,772	0.99%	38,866,383	9.92%	18.24%
2004	23,779,515	13,898,080	37,677,595	363,400	0.96%	37,314,195	-4.95%	13.52%

1995-2004 Rate Annual %chg w/o growth >

Ag Imprvmnts

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland incudes irrigated, dry, grass, waste & other agland, excludes farmsite land. Growth Value = value attributable to new improvements to real property, not revaluation of existing property.

Sources:  
Value; 1992 - 2004 CTL  
Growth Value; 1995-2004 Abstract of Asmnt Rpt.

State of Nebraska  
Dept. of Property Assessment & Taxation

Prepared as of 03/01/2005

Cnty#   
County

FL area

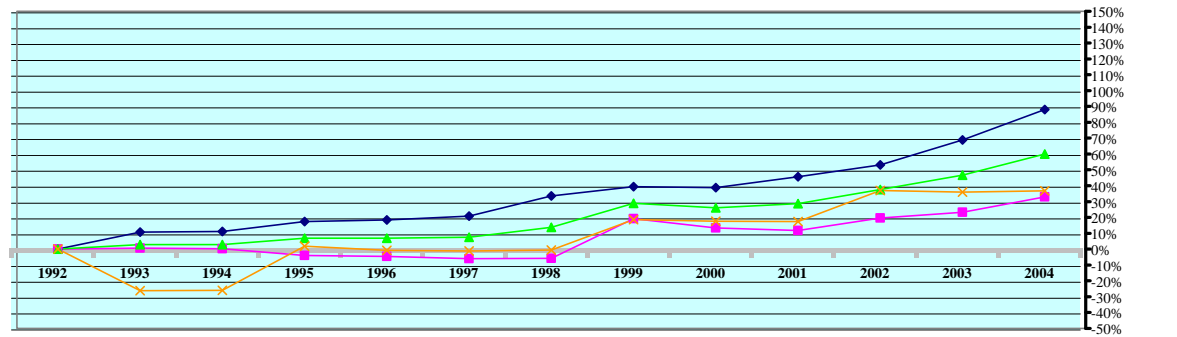
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AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1992-2004



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992	97,793,506	--	--	--	83,117,057	--	--	--	21,094,330	--	--	--
1993	108,397,691	10,604,185	10.84%	10.84%	83,660,460	543,403	0.65%	0.65%	15,569,352	-5,524,978	-26.19%	-26.19%
1994	108,622,663	224,972	0.21%	11.07%	83,388,233	-272,227	-0.33%	0.33%	15,601,800	32,448	0.21%	-26.04%
1995	114,769,942	6,147,279	5.66%	17.36%	79,785,954	-3,602,279	-4.32%	-4.01%	21,498,407	5,896,607	37.79%	1.92%
1996	115,891,409	1,121,467	0.98%	18.51%	79,293,452	-492,502	-0.62%	-4.60%	20,921,641	-576,766	-2.68%	-0.82%
1997	118,182,876	2,291,467	1.98%	20.85%	78,117,064	-1,176,388	-1.48%	-6.02%	20,836,614	-85,027	-0.41%	-1.22%
1998	130,506,843	12,323,967	10.43%	33.45%	78,371,796	254,732	0.33%	-5.71%	20,990,702	154,088	0.74%	-0.49%
1999	136,350,441	5,843,598	4.48%	39.43%	99,096,985	20,725,189	26.44%	19.23%	25,022,649	4,031,947	19.21%	18.62%
2000	135,730,862	-619,579	-0.45%	38.79%	94,204,887	-4,892,098	-4.94%	13.34%	24,817,083	-205,566	-0.82%	17.65%
2001	142,384,183	6,653,321	4.90%	45.60%	92,855,432	-1,349,455	-1.43%	11.72%	24,753,468	-63,615	-0.26%	17.35%
2002	149,710,107	7,325,924	5.15%	53.09%	99,463,203	6,607,771	7.12%	19.67%	28,888,091	4,134,623	16.70%	36.95%
2003	165,174,037	15,463,930	10.33%	68.90%	102,388,906	2,925,703	2.94%	23.19%	28,681,591	-206,500	-0.71%	35.97%
2004	183,835,460	18,661,423	11.30%	87.98%	110,477,709	8,088,803	7.90%	32.92%	28,854,916	173,325	0.60%	36.79%

1992-2004 Rate Ann.%chg:

Irrigated 5.40%

Dryland 2.40%

Grassland 2.65%

Tax Year <sup>(1)</sup>	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1992		--	--	--	216,788	--	--	--	202,221,681	--	--	--
1993		--	--	--	229,046	12,258	5.65%	5.65%	207,856,549	5,634,868	2.79%	2.79%
1994		--	--	--	220,762	-8,284	-3.62%	1.83%	207,833,458	-23,091	-0.01%	2.78%
1995		--	--	--	236,685	15,923	7.21%	9.18%	216,290,988	8,457,530	4.07%	6.96%
1996		--	--	--	235,063	-1,622	-0.69%	8.43%	216,341,565	50,577	0.02%	6.98%
1997		--	--	--	229,202	-5,861	-2.49%	5.73%	217,365,756	1,024,191	0.47%	7.49%
1998		--	--	--	191,753	-37,449	-19.55%	-11.55%	230,061,094	12,695,338	5.84%	13.77%
1999		--	--	--	182,243	-9,510	-5.23%	-15.93%	260,652,318	30,591,224	13.30%	28.89%
2000		--	--	--	203,002	20,759	11.39%	-6.36%	254,955,834	-5,696,484	-2.19%	26.08%
2001		--	--	--	193,672	-9,330	-4.82%	-10.66%	260,186,755	5,230,921	2.05%	28.66%
2002		--	--	--	194,932	1,260	0.65%	-10.08%	278,256,333	18,069,578	6.94%	37.60%
2003	91,567	n/a	n/a	n/a	98,040	n/a	n/a	n/a	296,434,141	18,177,808	6.53%	46.59%
2004	91,387	-180	-0.20%	-0.20%	92,340	-5,700	-5.81%	-5.81%	323,351,812	26,917,671	9.08%	59.90%

1992-2004 Rate Ann.%chg:

Total Agland 3.99%

Cnty# 85  
County THAYER

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(1) Waste land data was reported with other agland 1992-2002 due CTL reporting form structure; beginning with 2003 wasteland isolated from other agland.

Source: 1992 - 2004 Certificate of Taxes Levied Reports CTL State of Nebraska Dept. of Property Assessment & Taxation Prepared as of 03/01/2005



**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1992-2004** (from Abstracts)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	96,981,940	105,195	922	--	--	83,622,697	152,681	548	--	--	21,120,509	85,671	247	--	--
1993	108,413,381	107,764	1,006	9.11%	9.11%	83,676,008	150,546	556	1.46%	1.46%	15,560,713	84,950	183	-25.91%	-25.91%
1994	108,598,688	108,062	1,005	-0.10%	9.00%	83,483,812	150,180	556	0.00%	1.46%	15,604,930	85,233	183	0.00%	-25.91%
1995	114,789,814	109,018	1,053	4.78%	14.21%	79,832,238	149,044	536	-3.60%	-2.19%	21,523,564	84,591	254	38.80%	2.83%
1996	115,991,013	110,393	1,051	-0.19%	13.99%	79,332,263	148,137	536	0.00%	-2.19%	20,930,014	84,065	249	-1.97%	0.81%
1997	118,315,120	112,826	1,049	-0.19%	13.77%	78,116,596	145,986	535	-0.19%	-2.37%	20,794,766	83,503	249	0.00%	0.81%
1998	131,055,308	115,734	1,132	7.91%	22.78%	78,099,481	143,823	543	1.50%	-0.91%	21,027,551	82,845	254	2.01%	2.83%
1999	136,498,780	118,254	1,154	1.94%	25.16%	99,172,471	141,498	701	29.10%	27.92%	24,994,019	82,604	303	19.29%	22.67%
2000	136,023,372	118,599	1,147	-0.61%	24.40%	94,318,033	141,224	668	-4.71%	21.90%	24,868,762	82,325	302	-0.33%	22.27%
2001	142,439,785	120,735	1,180	2.88%	27.98%	92,945,895	139,284	667	-0.15%	21.72%	24,804,876	82,053	302	0.00%	22.27%
2002	149,501,009	121,712	1,228	4.07%	33.19%	99,514,968	138,881	717	7.50%	30.84%	28,868,447	81,976	352	16.56%	42.51%
2003	165,002,462	122,949	1,342	9.28%	45.55%	102,585,382	138,234	742	3.49%	35.40%	28,723,700	81,592	352	0.00%	42.51%
2004	184,023,922	125,386	1,468	9.36%	59.18%	110,397,182	136,622	808	8.90%	47.45%	28,865,110	80,559	358	1.79%	45.07%

1992-2004 Rate Ann.%chg AvgVal/Acre:

3.95%

3.29%

3.15%

Tax Year <sup>(2)</sup>	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1992	217,058	2,796	78	--	--	0	0		--	--	201,942,204	346,343	583	--	--
1993	85,004	2,833	30	-61.54%		144,552	254	570			207,879,658	346,348	600	2.92%	2.92%
1994	76,210	2,540	30	0.00%		144,552	254	570	0.00%		207,908,192	346,269	600	0.00%	2.92%
1995	92,112	3,070	30	0.00%		144,552	254	570	0.00%		216,382,280	345,978	625	4.17%	7.20%
1996	91,799	3,060	30	0.00%		144,552	254	570	0.00%		216,489,641	345,908	626	0.16%	7.38%
1997						228,982	3,284	70	--		217,455,464	345,599	629	0.48%	7.89%
1998						228,469	3,267	70	0.00%		230,410,809	345,668	667	6.04%	14.41%
1999						191,543	3,253	59	-15.71%		260,856,813	345,609	755	13.19%	29.50%
2000						311,349	3,344	93	57.63%		255,521,516	345,491	740	-1.99%	26.93%
2001						295,819	3,330	89	-4.30%		260,486,375	345,401	754	1.89%	29.33%
2002						190,057	3,239	59	-33.71%		278,074,481	345,808	804	6.63%	37.91%
2003	91,657	3,055	30	n/a	n/a	98,040	172	570	n/a	n/a	296,501,241	346,003	857	6.59%	47.00%
2003	91,207	3,040	30	0.00%	n/a	92,340	162	570	0.00%	n/a	323,469,761	345,769	936	9.16%	60.46%

1992-2004 Rate Ann.%chg AvgVal/Acre:

4.02%

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THAYER

FL area

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CHART 4

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(1) Valuation on Abstracts vs CTL will vary due to different dates of reporting; (2) Waste land data was reported with other agland 1997-2002 due to reporting form chgs  
source: 1992 - 2004 Abstracts State of Nebraska Department of Property Assessment & Taxation Prepared as of 03/01/2005